West Jackson County Utility District
7200 McCann Road
Biloxi, Mississippi 39532
October 19, 2023

Regular Meeting

MINUTES

1.0 Call Meeting to Order:

The West Jackson County Utility District (WJCUD) convened the scheduled board meeting October 19, 2023, at the WJCUD general office building, 7200 McCann Road, Biloxi, MS. The meeting was called to order by Mr. Mike Montgomery, Chairman of the Board, at 8:59 A.M., and it was determined that a quorum was present. A notice was posted informing the public of the meeting time. The following individuals were present:

Mr. Mike Montgomery	Chairman, WJCUD
Ms. Joan Strayham	Vice-Chairman, WJCUD – called in
Mr. Andrew Westfall	Secretary/Treasurer, WJCUD
Mr. Curtis Spiers	Commissioner, WJCUD
Mr. Josh Danos	Board Attorney, WJCUD
Mr. Brian Bennett	Interim / Deputy Director, WJCUD
Ms. Laura Davis	Financial Controller, WJCUD
Ms. Donna Catalanatto	Human Resources Manager, WJCUD
Ms. Whitney McCarra	Accountant II, WJCUD
Ms. Amanda Parisi	Assets Manager & Grants Administrator, WJCUD
Mr. Gerrod Kilpatrick	MP Design Group

Members of the Public:

2.0 Invocation / Pledge of Allegiance

Opening prayer was given by Laura Davis – Wells of Southgate Ministries / Sound House Church.

3.0 Change to Meeting Agenda

4.0 Community Input

5.0 Consent Agenda

5.1. Reading of Previous Minutes
5.1.1 Previous Minutes – September 21, 2023
5.1.2 Previous Minutes – October 5, 2023
5.2 Financial Reports
5.3 Purchase Requisitions
5.4 Docket of Claims **Lines 1 – 77 / $1,645,114.93**
5.5 Leak Credits
5.6 Grinder Station Approvals

Mr. Westfall made a motion, seconded by Mr. Spiers, approving the Consent Agenda as presented. Motion passed unanimously.

6.0 Old Business

6.1 Quail Creek Gravity Interceptor, Phase 2

Mr. Spiers made a motion, seconded by Mr. Westfall, approving Quail Creek Gravity Interceptor Project, Phase 2, Pay Application No. 04 to L-J Construction, Inc. in the amount of $19,224.40 as recommended by MP Design Group. Motion passed unanimously.

6.2 Wastewater Facilities Plan, Phase 4

Mr. Westfall made a motion, seconded by Mr. Spiers, approving Wastewater Facility Improvement Project, Phase 4, Pay Application No. 10 to CB Developers, Inc. in the amount of $292,589.79 as recommended by MP Design Group, contingent upon approval by the Mississippi Department of Environmental Quality for currently reimbursable items. Motion passed unanimously.

6.3 Amendment to the Budget FYE 2024

Mr. Westfall made a motion, seconded by Mr. Spiers, approving the amendment to the Budget FYE 2024 as presented. Motion passed unanimously.

7.0 New Business

7.1 Draft Employee Handbook Revision

A motion was made by Mr. Spiers to approve the proposed revisions to the employee handbook, and in addition to require a doctor's excuse for any sick leave beyond 2 days. The motion was seconded by Mr. Westfall and passed unanimously.

8.0 Correspondence

Included for the Board's review was the following:

- WJCUD Customer Service Billing Manager email (2023 10 11) regarding Customer thank you email for excellent customer service by Jonah Fortier on an after hours emergency service call
- Maintenance Operations Weekly Report (2023 10 03)
- JCPC Minutes (2023 09 20) – regarding Jackson County Planning / Zoning Meeting Minutes
- MS Dept. of Environmental Quality letter (2023 09 28) to WJCUD regarding MBE/WBE Documentation Approval for Wastewater Facility Improvement Project Phase 3

9.0 District Operations

9.1 Attorney Report

The Board Attorney and the Interim/Deputy Director discussed the consideration and recommendation of entering into a Memorandum of Agreement with The Breakers OS, LLC regarding a partial waiver in sewer capacity fees in exchange for boring underneath Cook Road to provide a sewer connection from the District's existing sewer main to the Breakers Apartment Complex, utilizing 10" Certalok pipe and two sanitary sewer manholes which will allow the District to provide service to developments beyond the Breakers Apartment Complex.

Mr. Westfall made a motion to approve and authorize the Memorandum of Agreement between the District and The Breakers OS, LLC as presented, and further ordered that the Director is authorized to execute any and all documents necessary for this purpose. The motion was seconded by Mr. Spiers and passed unanimously.

9.2 Director Report

Updates were given on the following:

- Billing Summary attached for September 2023 (see **TABLE**)
  - $990,465.33 (compared to $849,232.79 in September 2022) 16.6 % increase
  - 8,621 active customers (compared to 8,398 in September 2022) 2.7 % increase
- Water Production – September 2023 (see **TABLE**)

- 65.3 MG - Total Production
- 61.1 MG – Water Sold
- -2.4 MG – Flushing (-4%)
- 2.7 MG – Unaccounted For (16%)

- Income Statement – FY 2023 twelve months ending September 30, 2023
- Liquid Assets – as of September 30, 2023

10.0 Executive Session – If So Move

A motion was made by Mr. Westfall to enter executive session in order to discuss the Miller Enterprises litigation. The motion was seconded by Mr. Spiers and passed unanimously.

During executive session, a motion was made by Mr. Westfall to reject the offer to settle the bored line claim within the Miller Enterprises litigation, and to counter the offer with a demand of $427,500.00 or to fix the line at their cost within the specifications of the project. The motion was seconded by Mr. Spiers and passed unanimously.

A motion was made by Mr. Spiers to re-enter open session. The motion was seconded by Mr. Westfall and passed unanimously.

Mrs. Strayham left the meeting at 10:25 AM.

11.0 Other Business

A motion was made by Mr. Westfall to return to one Board meeting each month on the 3rd Thursday of the month. The motion was seconded by Mr. Spiers and passed unanimously.

12.0 Adjournment

A motion was made by Mr. Spiers, seconded by Mr. Westfall, to adjourn the meeting at 10:36 A.M., October 19, 2023. Motion passed unanimously.

Andrew Westfall
SECRETARY/TREASURER, WJCUD

ORDER NUMBER _____

WHEREAS, the West Jackson County Utility District (hereinafter, "the District") has entered into a contract with L-J Construction, Inc. (hereinafter, "L-J") relating to the Quail Creek Interceptor Project; and

WHEREAS, Staff requests Board consideration and approval of **Pay Application No. 4** for the amount of **$19,224.40** as recommended by MP Design; and

WHEREAS, the Board of Commissioners hereby finds that approval of this request is in the best interests of the District;

IT IS THEREFORE ORDERED by the Board of Commissioners of West Jackson County Utility District, that Pay Application 4 is hereby approved and authorized.

IT IS FURTHER ORDERED that the Director is authorized to execute any and all documents necessary for this purpose.

The motion to approve the foregoing Order was made by Spiers, seconded by Westfall, and the following vote was recorded:

Chairman Montgomery yes
Commissioner Spiers yes
Commissioner Strayham yes
Commissioner Westfall yes
~~**Commissioner David**~~ _____

WHEREUPON, the Board of Commissioners of West Jackson County Utility District, declared the motion carried and the Order adopted this the 19th day of October, 2023.

Mike Montgomery, Chairman

ATTEST:

Donna Catalanatto

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 107692
DONNA CATALANATTO
Commission Expires
Jan. 17, 2026
JACKSON COUNTY

ORDER NUMBER _____

WHEREAS, the West Jackson County Utility District (hereinafter, "the District") has entered into a contract with CB Developers, Inc. (hereinafter, "CBD") relating to Wastewater Facility Improvement Project, Phase 4; and

WHEREAS, Staff requests Board consideration and approval of **Pay Application No. 10** for the amount of **$292,589.79** as recommended by Machado Patano, contingent upon approval by the Mississippi Department of Environmental Quality for currently reimbursable items; and

WHEREAS, the Board of Commissioners hereby finds that approval of this request is in the best interests of the District;

IT IS THEREFORE ORDERED by the Board of Commissioners of West Jackson County Utility District, that Pay Application 10 is hereby approved and authorized, contingent upon approval by the Mississippi Department of Environmental Quality.

IT IS FURTHER ORDERED that the Interim Director is authorized to execute any and all documents necessary for this purpose.

The motion to approve the foregoing Order was made by Westfall, seconded by Spiers, and the following vote was recorded:

Chairman Montgomery yes
Commissioner Spiers yes
Commissioner Strayham yes
Commissioner Westfall yes
~~**Commissioner David**~~ _____

WHEREUPON, the Board of Commissioners of West Jackson County Utility District, declared the motion carried and the Order adopted this the 19th day of October, 2023.

Mike Montgomery, Chairman

ATTEST:

Donna Catalanatto

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 107692
DONNA CATALANATTO
Commission Expires
Jan. 17, 2026
JACKSON COUNTY

ORDER NUMBER _____

WHEREAS, the West Jackson County Utility District (hereinafter, "the District") may, from time to time, approve budget amendments in order to properly account for changes in financial status, assets, and/or expenditures; and

WHEREAS, the Interim Director has proposed a budget amendment to reflect the revisions detailed in the attached documentation; and

WHEREAS, the Board of Commissioners hereby finds that this budget amendment is in the best interests of the District;

IT IS THEREFORE ORDERED by the Board of Commissioners of West Jackson County Utility District, that attached budget amendment is hereby approved and authorized.

IT IS FURTHER ORDERED that the Director is authorized to execute any and all documents necessary for this purpose.

The motion to approve the foregoing Order was made by Westfall, seconded by Spiers, and the following vote was recorded:

Chairman Montgomery yes
Commissioner Spiers yes
Commissioner Strayham yes
Commissioner Westfall yes
~~**Commissioner David**~~ _____

WHEREUPON, the Board of Commissioners of West Jackson County Utility District, declared the motion carried and the Order adopted this the 19th day of October, 2023.

Mike Montgomery, Chairman

ATTEST:

Donna Catalanatto

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 107692
DONNA CATALANATTO
Commission Expires
Jan. 17, 2026
JACKSON COUNTY

ORDER NUMBER _____

WHEREAS, the West Jackson County Utility District (hereinafter, "the District") has previously approved an Employee Handbook; and

WHEREAS, the Director has requested Board approval of certain revisions to the Handbook, as indicated in the attached draft;

WHEREAS, the Board of Commissioners hereby finds that approval of such a request is in the best interests of the District;

IT IS THEREFORE ORDERED by the Board of Commissioners of West Jackson County Utility District, that the requested revisions are hereby approved and authorized.

IT IS FURTHER ORDERED that the Director is authorized to execute any and all documents necessary for this purpose.

The motion to approve the foregoing Order was made by Spiers, seconded by Westfall, and the following vote was recorded:

Chairman Montgomery yes
Commissioner Spiers yes
Commissioner Strayham yes
Commissioner Westfall yes
~~**Commissioner David**~~ _____

WHEREUPON, the Board of Commissioners of West Jackson County Utility District, declared the motion carried and the Order adopted this the 19th day of October, 2023.

Mike Montgomery, Chairman

ATTEST:

Donna Catalanatto

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 107692
DONNA CATALANATTO
Commission Expires
Jan. 17, 2026
JACKSON COUNTY

ORDER NUMBER _____

WHEREAS, The Breakers OS, LLC (hereinafter, "Owner/Developer") owns certain real property located within the District (also known as "The Breakers Apartments"), which it intends to develop as an apartment complex; and

WHEREAS, the Owner/Developer requires assurance that the West Jackson County Utility District (hereinafter, "the District") will provide wastewater service and transportation for the Breakers Apartments; and

WHEREAS, in order to provide such services, additional off-site infrastructure is necessary; and

WHEREAS, Staff recommends the Owner/Developer and the District enter into a written agreement specifying the terms and conditions of the relationship between the parties for the above purposes; and

WHEREAS, the Board of Commissioners hereby finds it is in the best interests of the District to enter into the attached Memorandum of Agreement to memorialize these obligations;

IT IS THEREFORE ORDERED by the Board of Commissioners of West Jackson County Utility District, that the attached Memorandum of Agreement between the District and The Breakers OS, LLC is hereby approved and authorized.

IT IS FURTHER ORDERED that the Director is authorized to execute any and all documents necessary for this purpose.

The motion to approve the foregoing Order was made by Westfall, seconded by Spiers, and the following vote was recorded:

Chairman Montgomery yes
Commissioner Spiers yes
Commissioner Strayham yes
Commissioner Westfall yes
~~**Commissioner David**~~ _____

WHEREUPON, the Board of Commissioners of West Jackson County Utility District, declared the motion carried and the Order adopted this the 19th day of October, 2023.

Mike Montgomery, Chairman

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 107692
DONNA CATALANATTO
Commission Expires
Jan. 17, 2026
JACKSON COUNTY

ATTEST:

Donna Catalanatto

West Jackson County Utility District
Docket of Claim
As of October 19, 2023

	Vendor			
1	Ace Data Storage, Inc.	30.00		$30.00
2	AGJ Systems & Networks (3 invoices)	3,949.50		$3,949.50
3	Allied Universal Corp (3 invoices)	7,200.00		$7,200.00
4	Amazon	126.92	**Paid Online**	$126.92
5	American Water Works Assoc.	400.00		$400.00
6	AnSer	1,941.38		$1,941.38
7	Bay Pest Control	75.00		$75.00
8	Blue Cross Blue Shield	23,228.16	**Auto Draft**	$23,228.16
9	Boot Outlet, LLC (11 Invoices)	1,550.95		$1,550.95
10	Bordis & Danos	5,000.00		$5,000.00
11	C Spire	442.56	**Auto Draft**	$442.56
12	Cadence Insurance, Inc. (4 invoices)	118,292.00		$118,292.00
13	Cardmember Services/Elan CC	6,523.11	**Paid Online**	$6,523.11
14	Center Point Energy (3 invoices)	96.53	**Auto Draft**	$96.53
15	Cintas Corporation (5 invoices)	1,500.81		$1,500.81
16	Coast Chlorinator & Pump Co. (2 invoices)	2,825.00		$2,825.00
17	David, Bryan	80.00	**DD**	$80.00
18	DMS Mail Management (2 invoices)	6,124.66	**Auto Draft**	$6,124.66
19	First Advantage Background Service	62.19		$62.19
20	Fuelman (4 weeks)	4,870.82	**Paid Online**	$4,870.82
21	Galloway Johnson Tompkins Burr & Smith	869.50		$869.50
22	Guardian	2,766.26	**Auto Draft**	$2,766.26
23	Gulf Breeze Landscaping	2,380.00		$2,380.00
24	Gulf Coast Pump (3 invoices)	5,784.75		$5,784.75
25	Gulf South Janitorial LLC	950.00		$950.00
26	IBS of South Mississippi (2 invoices)	488.85		$488.85
27	IVR Technology Group, LLC	276.83		$276.83
28	Jack Henry	131.05	**Auto Draft**	$131.05
29	Jackosn County Utility Authority	225,335.00		$225,335.00
30	Jay Lee Company LLC (3 invoices)	2,125.00		$2,125.00
31	Johnson Diesel, Inc.	949.62		$949.62
32	Krupko, Gloria (damage reimbursement)	500.00	**DD**	$500.00
33	Lennys Technet	419.20		$419.20
34	Lowes	509.69	**Paid Online**	$509.69
35	Machado Patano, PLLC (4 invoices)	80,000.00		$80,000.00
36	Magnolia Consultants LLC	1,750.00		$1,750.00
37	McClatchy Company LLC	33.10		$33.10
38	Micro-Methods, Inc. (2 invoices)	120.00		$120.00
39	Mission Communications (2 invoices)	23,458.82		$23,458.82
40	Mississippi Power	103.11	**Auto Draft**	$103.11
41	Mississippi Utility/Fergusons (9 invoices)	3,747.32		$3,747.32
42	Mississippi Valuations/Valbridge (2 invoices)	1,800.00		$1,800.00
43	Mobile Solvent and Supply	3,915.00		$3,915.00
44	Montgomery, Michael	120.00	**DD**	$120.00

West Jackson County Utility District
Docket of Claim
As of October 19, 2023

	Vendor			
45	Pittman Howdeshell	494.48		$494.48
46	Professional Auto Collision	2,680.30		$2,680.30
47	Pro-Lock Locksmith Service	1,500.00		$1,500.00
48	Sams Club	433.99	**Paid Online**	$433.99
49	Seymour Engineering	6,150.00		$6,150.00
50	Sherwin Williams Co	285.72		$285.72
51	Singing River Electric (3 invoices)	18,895.17	**Auto Draft**	$18,895.17
52	Singing River Health System	360.50		$360.50
53	South Ms. Business Machines	305.03		$305.03
54	Southern Pipe & Supply Co	2,063.77		$2,063.77
55	Spiers, Curtis	80.00	**DD**	$80.00
56	Strayham, Joan	120.00	**DD**	$120.00
57	Tank Pro, Inc. (2 invoices)	108,550.00		$108,550.00
58	VAL Security LLC	85.00		$85.00
59	Verizon Connect Fleet USA	262.35		$262.35
60	Ward Engineering, Inc.	9,850.00		$9,850.00
61	Waste Pro	464.00	**Auto Draft**	$464.00
62	Westfall, Andrew	80.00	**DD**	$80.00
63	Wright, J.H. & Assoc. Inc.	12,800.00		$12,800.00
64	Deposit Refunds	$4,756.18		$4,756.18
	TOTAL ACCOUNTS PAYABLE	**$713,069.18**		**$713,069.18**
	Notes Payable, P/R, Taxes			
65	Payrolls 9/25/23 & 10/06/23 NET	$74,963.35	**DD**	$74,963.35
66	Payroll 941 taxes -09/25/23 & 10/06/23	$21,210.26	**Paid Online**	$21,210.26
67	PERS contributions SEPT 2023	$27,726.03	**Paid Online**	$27,726.03
68	MS Dept of Revenue- SEPT 2023 PR Tax Whldg	$3,163.00	**Paid Online**	$3,163.00
69	MS Dept of Revenue SEPT 2023 SALES TAX	$4,936.78	**Paid Online**	$4,936.78
70	Ms Dep Rev - 2023 QTR 3 SUTA	$80.00	**Paid Online**	$80.00
71	AFLAC (Employee Funded)	$1,335.84	**Paid Online**	$1,335.84
72	MSDEQ C280870-04-02	$18,783.65		$18,783.65
73	MSDEQ C280870-02-02	$12,245.38		$12,245.38
74	MSDEQ C280870-03-02	$39,896.42		$39,896.42
75	MSDH Loans -03,04, 05, 06 & 07 & 08	$89,337.43		$89,337.43
	Total N/P, P/R & Taxes	**$293,678.14**		**$293,678.14**
	TOTAL OPERATING FUNDS DOCKET	**$1,006,747.32**		**$1,006,747.32**
	CONSTRUCTION PAYMENTS			
	APPROVED BY BOARD: 9/21/2023			
76	CB Developers SWR PH 4A - Pay App #9	$569,886.90		$569,886.90
77	L-J Contruction QC PH II - Pay App #3	$68,480.71		$68,480.71
				$0.00
	TOTAL CONSTRUCTION PAYMENTS			**$638,367.61**
	TOTAL DOCKET			**$1,645,114.93**

BUDGET 2024 – AMENDMENT

1. RECAP SHEET
2. SCHEDULE B – PAGES 4-5

WEST JACKSON COUNTY UTILITY DISTRICT
RECAP BUDGET FYE 2024

INCOME

Net Operating Income - Schedule B (Page 4)	$	4,685,336.64
Non-Operating Income/(Expense) Schedule B (Page 5)	$	(474,579.77)
ARPA & Restore Grant Proceeds Schedule B (Page 5)	$	5,311,313.00
Liquid Asset Funds Available as of 8/31/2023 (Schedule A)	$	899,036.49
Total Operating Income Available for YE 2024	**$**	**10,421,106.37**

CAPITAL EXPENDITURES PROJECTED

Debt Service Loan Repayments - **Principal Only** - Schedule D	$	(3,154,252.79)
Total Capital Improvements from Operating Revenues - Schedule C	$	(1,794,042.00)
Total Capital Improvements from Capacity Fees - Schedule C	$	(30,500.00)
Total Capital Improvements Funded from ARPA Grants - Schedule C	$	(4,000,000.00)
Total Capital Improvements Funded from RESTORE Grant - Schedule C	$	(1,311,313.00)
Total Capital Improvements from Depreciation Account - Schedule C	$	(68,000.00)
Total Capital Funds from MOA / Developer Contributions - Schedule C	$	656,750.00
Total Capital Expenditures for YE 2024	**$**	**(9,701,357.79)**

Additional Reserves Projected YE 2024 (Trf Monthly From Operating Income)

Sewer Capacity Fees for Future Projects (150 Qty @ $1,200.00) - Schedule B	$	(180,000.00)
Water Capacity Fees for Future Projects (150 Qty @ $1,200.00) - Schedule B	$	(180,000.00)
Depreciation for Emergency Expenses ($10,000.00 per month Trf from OP Income)	$	(120,000.00)
Additional Reserves Projected for YE 2024	**$**	**(480,000.00)**

Estimated Operating Balance FYE 9/30/2024	**$**	**239,748.58**

Debt Service Covearge

Total Net Income - Schedule E	$	5,140,669.42
Total Debt Service	$	4,084,165.33
Estimated Debt Service Coverage Ratio		1.26

OPERATING CASH FLOW

Operating Budget FYE 2024

BUDGET YE 2024	FY 2023 10 month Actual as of July 31, 2023	FY 2023 10 month Budget as of July 31, 2023	FY 2023 12 month Actual Projected	FY 2023 12 month Actual Budget	FY 2023 12 month Variance Projected	FY 2024 FINAL BUDGET	BASIS FOR INCREASE / ADJUSTMENT		
Office Supplies-Water	$ 4,308.91	$ 4,956.80	$ 5,745.21	$ 5,948.21	$ (203.00)	$ 6,032.47	105%	Actual	
Computer Equip/Supplies/Suppor	$ 1,932.01	$ 2,503.40	$ 2,576.01	$ 3,004.09	$ (428.08)	$ 2,704.81	105%	Actual	
Computer Equip/Supplies/Suppor	$ 1,931.90	$ 2,296.90	$ 2,575.87	$ 2,756.25	$ (180.38)	$ 2,704.66	105%	Actual	
Software/Licensing/Support	$ 41,030.10	$ 38,013.20	$ 54,706.80	$ 45,615.83	$ 9,090.97	$ 51,604.01		Actual Per Schedule	
Software/Licensing/Support	$ 42,929.93	$ 39,113.33	$ 57,239.91	$ 46,521.53	$ 10,718.38	$ 90,024.01		Actual Per Schedule (AMI Maint. Plan 34K)	
Postage & Shipping-Sewer	$ 21,161.44	$ 19,190.50	$ 28,215.25	$ 23,028.60	$ 5,186.65	$ 29,626.02	105%	Actual	
Postage & Shipping-Water	$ 21,192.91	$ 19,615.40	$ 28,257.21	$ 23,538.46	$ 4,718.75	$ 29,670.07	105%	Actual	
Printing & Reproduction-Sewer	$ 11,746.09	$ 12,952.40	$ 15,661.45	$ 15,542.88	$ 118.57	$ 16,444.53	105%	Actual	
Printing & Reproduction-Water	$ 11,745.99	$ 12,952.30	$ 15,661.32	$ 15,542.73	$ 118.59	$ 16,444.39	105%	Actual	
Rent Expense-Water	$ 650.00	$ 650.00	$ 650.00	$ 650.00	$ -	$ 650.00	Contract - Jackson County School District - Kippy Well Lease		
Repair & Maint/Shop Supplies-S	$ 13,317.62	$ 14,570.20	$ 17,756.83	$ 17,484.24	$ 272.59	$ 18,644.67	105%	Actual	
Repair & Maint/Shop Supplies-W	$ 13,335.81	$ 14,570.10	$ 17,781.08	$ 17,484.08	$ 297.00	$ 18,670.13	105%	Actual	
Taxes and Licenses-SW	$ 18.91	$ 99.20	$ 25.21	$ 119.04	$ (93.83)	$ 26.47	105%	Actual	
Taxes and Licenses-WT	$ 18.90	$ 99.20	$ 25.20	$ 119.04	$ (93.84)	$ 26.46	105%	Actual	
Travel/Training/Licens Exp-Swr	$ 1,067.72	$ 3,563.20	$ 1,423.63	$ 4,275.84	$ (2,852.21)	$ 4,489.63	105%	Rebudget	
Travel/Training/Licens Exp-Wtr	$ 1,928.10	$ 5,004.60	$ 2,570.80	$ 6,005.48	$ (3,434.68)	$ 6,305.75	105%	Rebudget	
Alarm/Internet/Waste Exp-SW	$ 5,312.77	$ 6,525.80	$ 7,083.69	$ 7,830.96	$ (747.27)	$ 7,437.88	105%	Actual	
Alarm/Internet/Waste Exp-WT	$ 5,312.61	$ 6,525.80	$ 7,083.48	$ 7,830.96	$ (747.48)	$ 7,437.65	105%	Actual	
Total Administrative Expense	425,928.04	428,839.39	$ 567,904.05	$ 493,066.29	$ 74,837.76	$ 593,650.77			
Total Expenses	3,384,073.31	3,600,738.12	$ 4,512,097.75	$ 4,266,646.68	$ 245,451.07	$ 4,398,242.95			
Net Operating Income	4,317,369.35	4,238,147.98	$ 5,756,492.47	$ 5,140,016.61	$ 616,475.86	$ 4,685,336.64			
Non-operating Income/(Expense)									
Ad Valorem Tax Received-Sewer	$ 148,590.59	$ 156,750.00	$ 198,120.79	$ 165,000.00	$ 33,120.79	$ 190,195.96	96.0%	Actual	(Based on $380K per year)
Ad Valorem Tax Received-Water	$ 148,590.57	$ 156,750.00	$ 198,120.76	$ 165,000.00	$ 33,120.76	$ 190,195.93	96.0%	Actual	(Based on $380K per year)
Lease Income-Bonanza Site	$ 20,801.25	$ 20,801.25	$ 20,801.25	$ 20,801.25	$ -	$ 22,361.34		Contract	New Increase starts April 2024
Lease Income-Walker Site	$ 19,243.04	$ 19,906.60	$ 23,887.87	$ 23,887.87	$ -	$ 23,887.87		Contract	
Interest Income-Sewer	$ 21,321.59	$ 11,524.40	$ 21,321.59	$ 13,829.23	$ 7,492.36	$ 13,829.23		Bond Series 2013 Refunded in Dec	
Interest Income-Water	$ 21,321.54	$ 11,524.40	$ 21,321.54	$ 13,829.26	$ 7,492.28	$ 13,829.26		Bond Series 2013 Refunded in Dec	
Gain/Loss-Disposition of Asset	$ -	$ (5,583.26)	$ -	$ (6,700.00)	$ (6,700.00)	$ -		Actual	No anticipated Sales for this year
Gain/Loss-Disposition of Asset	$ -	$ (5,583.26)	$ -	$ (6,700.00)	$ (6,700.00)	$ -		Actual	No anticipated Sales for this year
Interest Expense-Sewer	$ (485,561.12)	$ (488,995.66)	$ (582,673.34)	$ (577,742.06)	$ (4,931.28)	$ (430,716.14)		Debt Schedule - Schedule D	
Interest Expense-Water	$ (572,591.44)	$ (526,194.40)	$ (687,109.73)	$ (639,820.59)	$ (47,289.14)	$ (499,196.40)		Debt Schedule - Schedule D	
Fed/State Funds Recd-Sewer	$ 430.50	$ 1,666.70	$ 516.60	$ 2,000.00	$ (1,483.40)	$ 516.60		Actual	
Fed/State Funds Recd-Water	$ 430.49	$ 1,666.70	$ 516.59	$ 2,000.00	$ (1,483.41)	$ 516.59		Actual	

West Jackson County Utility District

Operating Budget FYE 2024

BUDGET YE 2024	FY 2023 10 month Actual as of July 31, 2023	FY 2023 10 month Budget as of July 31, 2023	FY 2023 12 month Actual Projected	FY 2023 12 month Actual Budget	FY 2023 12 month Variance Projected	FY 2024 FINAL BUDGET	BASIS FOR INCREASE / ADJUSTMENT	
Total non-operating revenue (exp)	(677,422.99)	(645,766.53)	$ (903,230.65)	$ (824,615.04)	$ (42,208.61)	$ (474,579.77)		
Net Income	$ 3,639,946.36	$ 3,592,381.45	$ 4,853,261.81	$ 4,315,401.57	$ 63,419.88	$ 4,210,756.88		
Items Not Requiring Cash								
Depreciation-Sewer	$ 1,158,397.50	$ 1,158,397.50	$ 1,390,077.00	$ 1,390,077.00	$ -	$ 1,446,351.69	100%	Per Schedule
Depreciation-Water	$ 1,158,397.50	$ 1,158,397.50	$ 1,390,077.00	$ 1,390,077.00	$ -	$ 1,446,351.69	100%	Per Schedule
Net Income Less Depreciation	$ 1,323,151.36	$ 1,275,586.45	$ 1,764,201.81	$ 1,535,247.57	$ 63,419.88	$ 1,318,053.50		
ARPA Grant Proceeds - SWR PH 3						$ 2,000,000.00	Actual - Schedule C	
Grant Expenditures - ARPA SWR PH 3						$ (2,000,000.00)	Actual - Schedule C	
ARPA Grant Proceeds - SWR PH 4B						$ 2,000,000.00	Actual - Schedule C	
Grant Expenditures - ARPA SWR 4B						$ (2,000,000.00)	Actual - Schedule C	
RESTORE Grant Proceeds - OFB Gravity						$ 1,311,313.00	Actual - Schedule C	
Grant Expenditures - RESTORE						$ (1,311,313.00)	Actual - Schedule C	
Grants						$0.00		

MEMORANDUM OF AGREEMENT
BETWEEN WEST JACKSON COUNTY UTILITY DISTRICT
AND THE BREAKERS OS, LLC

This Agreement is made and entered into by West Jackson County Utility District (hereinafter, "the District") and The Breakers OS, LLC (hereinafter, "Owner/Developer") on the 14th day of November, 2023 for the purpose of facilitating the development of certain real property identified herein.

The Agreement is as follows:

WHEREAS, the Owner/Developer owns certain real property located at 14912 Cook Rd., Biloxi, MS, which it intends to develop as an apartment complex (hereinafter, "the Breakers Apartment Complex"), as detailed on Civil Infrastructure Plans, attached hereto as "Exhibit A"; and

WHEREAS, the Owner/Developer requires assurance that the District will provide wastewater service and transportation for the Breakers Apartment Complex; and

WHEREAS, such assurances by the District will require certain on-site and off-site improvements; and

WHEREAS, the District has requested the Owner/Developer to design, purchase, construct, and install off-site sewer infrastructure by boring underneath Cook Rd. to provide a sewer connection from the District's existing sewer main to the Breakers Apartment Complex, utilizing 10" Certalok pipe and two (2) sanitary sewer manholes; and

WHEREAS, the new 10" sewer connection constructed by the Owner/Developer will allow the District to provide service to developments beyond the Breakers Apartment Complex, and includes higher quality materials than that which is typically utilized for District projects; and

WHEREAS, in exchange for this consideration, Owner/Developer has requested a partial waiver of sewer capacity fees, which would otherwise cost $60,000.00; and

WHEREAS, the Owner/Developer and the District desire to enter into a written agreement specifying the terms and conditions of the relationship between the parties for the above purposes.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Owner/Developer and the District hereby agree as follows:

1. The Owner/Developer's responsibilities are as follows:

   a. Owner/Developer shall design, purchase, construct, and install on-site sewer infrastructure, as outlined in accordance with specifications, plans, and standards approved by the District

("on-site" refers to the real property owned and controlled by Owner/Developer in relation to this project).

b. Owner/Developer shall design, purchase, construct, and install off-site sewer infrastructure by boring underneath Cook Rd. to provide a sewer connection from the District's existing sewer main to the Breakers Apartment Complex, utilizing 10" Certalok pipe and two (2) sanitary sewer manholes, in accordance with specifications, plans, and standards approved by the District ("off-site sewer infrastructure" and "off-site sewer improvements" refer to those improvements referenced above).

c. Upon completion and approval of the off-site improvements, said infrastructure shall immediately become the property of the District, and the Owner/Developer shall execute any documentation to complete this transaction.

d. Owner/Developer is responsible for any and all further permitting and regulatory approval necessary to complete all relevant improvements.

2. The District's responsibilities are as follows:

a. The District will continue to assist Owner/Developer in developing an acceptable infrastructure plan for the off-site improvements described herein; and

b. Upon successful completion and testing of the off-site improvements referenced herein, the District will assume ownership and maintenance of said infrastructure.

c. The District will waive $32,057.60 in sewer capacity fees for the Breakers Apartment Complex, which represents the estimated cost of installation of the off-site infrastructure referenced herein. The parties agree that the consideration received by the District has an equal or greater fair market value than the amount of the fees waived in association with this project.

d. The District agrees to bill routine water and sewer charges to the Owner/Developer and/or any assignees or subsequent owners based on the usage rates adopted by the District (which are subject to change) based on a reading of the development master meter. District shall have no obligation to read, replace, or maintain any individual meters associated within the development.

3. General Terms and Conditions:

a. The parties hereto agree that the terms of this Agreement are contractual and not mere recitals.

b. Failure of the Owner/Developer to perform any or all of the obligations referenced herein

may result in the termination thereof by the District at its option.

c. This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective legal representatives, heirs, successors and assigns.

d. This Agreement may be executed in any number of counterparts, each of which shall be considered an original for all purposes.

e. This Agreement shall be governed and construed under the laws of the State of Mississippi.

f. This Agreement constitutes the entire agreement between the parties, and each party acknowledges that there are no other or further agreements not expressly included herein, and that this Agreement may be modified, altered or amended only in writing, duly notarized and signed by each in the form of this original.

g. Each party agrees that he/she/it will sign and execute any further or additional documents or other legal documents as may be necessary to consummate the provisions of this Agreement.

h. This Agreement may be executed in a number of counterparts and each counterpart shall be considered as an original and have the same force and affect as an original.

i. Owner/Developer may be served with this agreement and any notices related thereto at:

The Breakers OS, LLC
P.O. Box 773
Ocean Springs, MS 39564

j. West Jackson County Utility District may be served with this agreement and my notices related thereto at:

Director
West Jackson County Utility District
7200 McCann Rd.
Biloxi, MS 39532

k. Should any portion of this agreement be deemed illegal by a Court of competent legal jurisdiction, or by any state agency, including but not limited to the attorney general's office or the state auditor's office, the obligations and recitals contained herein shall become void and unenforceable.

DATED, this the 14th day of ~~October,~~ November 2023.

(*Signature page to follow*)

The Breakers OS, LLC

By: Joe Cloyd
Authorized Agent

West Jackson County Utility District

By: Brian Bennett, Interim Director

STATE OF Mississippi

COUNTY OF Jackson

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Brian Bennett, who acknowledged to me that he, as a duly authorized agent of West Jackson County Utility District, has the authority to bind said entity as the Interim Director, and in such capacity signed, sealed, delivered, and executed the above and foregoing instrument on the date therein as the act and deed of West Jackson County Utility District, after first having been duly authorized by said entity, so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 14th day of November, A.D., 2023.

Donna Catalanatto

NOTARY PUBLIC

My Commission Expires: Jan. 17, 2026

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 107692
DONNA CATALANATTO
Commission Expires
Jan. 17, 2026
JACKSON COUNTY

STATE OF Mississippi

COUNTY OF Jackson

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Joe Cloyd, who acknowledged to me that he, as a duly authorized member or manager of The Breakers OS, LLC, has the authority to bind said entity as owner/developer of the above-described property, and in such capacity signed, sealed, delivered, and executed the above and foregoing instrument on the date therein as the act and deed of The Breakers OS, LLC, after first having been duly authorized by said entity, so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 14th day of November, A.D., 2023.

Shasta Wood

NOTARY PUBLIC

My Commission Expires: 3-18-26

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 80044 SHASTA L. WOOD Commission Expires March 18, 2026 HARRISON COUNTY

CIVIL INFRASTRUCTURE PLANS FOR:

THE BREAKERS APARTMENTS

14912 COOK ROAD
BILOXI, MISSISSIPPI

PREPARED FOR:

OAK CAPITAL, LLC

MR. CHRIS EATON
P.O. BOX 773
OCEAN SPRINGS, MISSISSIPPI 39556
(228) 806-8927

PREPARED BY:

WOOTEN ENGINEERING
CIVIL PLANNING + DESIGN

1249 PENCARRO BLVD
FOLEY, ALABAMA 36535
(251) 269-8689
jww@wooteneng.com

REGIONAL MAP
NOT TO SCALE

VICINITY MAP
NOT TO SCALE

SHEET INDEX:

C-01 ... TITLE
C-02 ... SITE PLAN
C-03 ... GRADING & DRAINAGE PLAN
C-04 ... GRADING & DRAINAGE PLAN
C-05 ... UTILITY PLAN
C-06 ... UTILITY PLAN
C-07 ... SANITARY SEWER PROFILES
C-08 ... EROSION & SEDIMENT CONTROL PLAN
C-09 ... SITE DETAILS
C-10 ... DUMPSTER ENCLOSURE DETAILS
C-11 ... DRAINAGE DETAILS
C-12 ... EROSION CONTROL DETAILS

REFERENCE DRAWINGS
D1.01 - D1.04 ... WJCUD STANDARD SANITARY SEWER DETAILS
D2.01 - D2.02 ... WJCUD STANDARD WATER DETAILS

PROJECT DATA:

PROJECT NO: WE21-16-031	DATE: 7/6/2023
PROJECT NAME: THE BREAKERS APARTMENTS	PREPARED BY: JWW
PROJECT LOCATION: 14912 COOK RD, BILOXI, MS	PROJECT FILE: WE21-16-031_Breakers Apts.dwg

REVISION NO:	REVISION DESCRIPTION:	REVISION DATE:
3	REVISED PER COUNTY REVIEW COMMENTS	01/23/2023
4	REVISED PER CLIENT REQUEST TO LOWER IMPORTED FILL VOLUMES	04/25/2023
5	CONSTRUCTION SET	05/19/2023
6	UPDATED PER WJCUD REVIEW	07/06/2023

PROJECT PERMITTING HISTORY	
...	00/00/2022

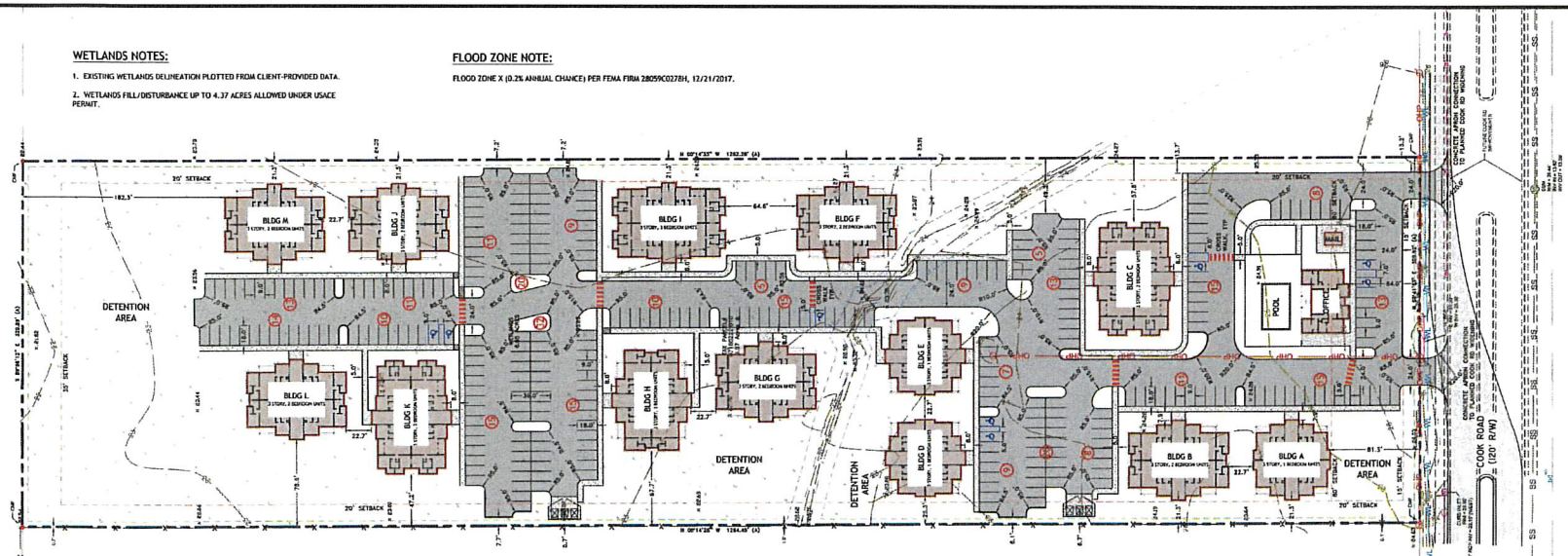
UTILITY PROVIDERS	
WATER	WEST JACKSON COUNTY UTILITY DISTRICT
SANITARY SEWER	WEST JACKSON COUNTY UTILITY DISTRICT
ELECTRICITY	SINGING RIVER ELECTRIC
TELEPHONE	
CABLE	
NATURAL GAS	

WETLANDS NOTES:

1. EXISTING WETLANDS DELINEATION PLOTTED FROM CLIENT-PROVIDED DATA.
2. WETLANDS FILL/DISTURBANCE UP TO 4.37 ACRES ALLOWED UNDER USACE PERMIT.

FLOOD ZONE NOTE:

FLOOD ZONE X (0.2% ANNUAL CHANCE) PER FEMA FIRM 28059C0278H, 12/21/2017.



QUALITY CONTROL TESTING SCHEDULE:

EARTHWORK

1. A MINIMUM OF ONE (1) STANDARD PROCTOR SHALL BE PERFORMED PER 1000 CUBIC YARDS OF MATERIAL, OR PER CHANGE IN MATERIAL UTILIZED.
2. A MINIMUM OF 1 FIELD DENSITY TEST SHALL BE PERFORMED PER 250 LINEAR FEET OF ROADWAY PER LIFT OF COMPACTED MATERIAL.
3. A MINIMUM OF 1 FIELD DENSITY TEST SHALL BE PERFORMED PER 2500 SQUARE FEET OF STRUCTURAL FILL OUTSIDE OF CURB PER LIFT OF COMPACTED MATERIAL.
4. A MINIMUM OF 1 FIELD DENSITY TEST SHALL BE PERFORMED PER 5000 SQUARE FEET OF NON-STRUCTURAL FILL PER LIFT OF COMPACTED MATERIAL.

CONCRETE

5. ONE SET OF FIVE (5) TEST CYLINDERS SHALL BE CAST PER 100 CUBIC YARDS OF CONCRETE PLACED WITH A MINIMUM OF ONE SET PER DAY OF PRODUCTION. TWO CYLINDERS SHALL BE USED TO PERFORM A 7-DAY COMPRESSIVE STRENGTH TEST; TWO CYLINDERS SHALL BE USED TO PERFORM A 28-DAY COMPRESSIVE STRENGTH TEST, AND THE REMAINING CYLINDER SHALL BE STORED BY THE TESTING LABORATORY FOR 72 DAYS AS A CONTINGENCY FOR INADEQUATE "BREAKS."
6. TESTING REQUIRED PER SET OF TEST CYLINDERS:
   A. SLUMP (MAX. SLUMP SHALL BE 4.5", UNLESS DIRECTED OTHERWISE BY ENGINEER)
   B. ENTRAINED AIR (MIN AIR SHALL BE 2%; MAX. AIR SHALL BE 5%)
   C. TEMPERATURE (MAX. SHALL BE 95° FOR FIRST DELIVERY TRUCK PER DAY OF PRODUCTION; MAX. SHALL BE 90° FOR ALL SUBSEQUENT TRUCKS.)
7. EXTRA TEST CYLINDERS NEEDED TO WRECK FORMS, ETC. SHALL BE CHARGED TO CONTRACTOR.
8. ALL CONCRETE SHALL BE PLACED IN FORMS WITHIN 1.5 HOURS OF TRUCKS ARRIVAL ON JOB-SITE.
9. OWNER SHALL NOT BE CHARGED FOR ANY CONCRETE REJECTED DUE TO NOT MEETING PROJECT SPECIFICATIONS.
10. ALL TEST CYLINDERS SHALL BE MADE, STORED, AND TESTED IN ACCORDANCE WITH CURRENT ASTM SPECIFICATIONS.
11. ALL TESTS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT ASTM SPECIFICATIONS.

ASPHALT PAVING

12. SUPPLIER SHALL PROVIDE MIX DESIGN AND QUALITY CONTROL TESTS FOR EACH PRODUCTION DAY. CONTRACTOR SHALL ENSURE THESE TESTS ARE PERFORMED AND DOCUMENTATION IS PROVIDED TO ENGINEER.
13. CONTRACTOR SHALL CUT CORES WITH TESTING REPRESENTATIVE PRESENT AND DIRECTING LOCATION OF CORES. TESTING REPRESENTATIVE SHALL TAKE POSSESSION OF CORES UPON COMPLETION.
14. TESTING AGENCY SHALL OBTAIN DENSITY AND THICKNESS TESTS FOR EACH CORE, AND SHALL PROVIDE TESTING RESULTS TO ENGINEER.

GENERAL

15. ALL TESTING SHALL BE PERFORMED BY A CERTIFIED TESTING LABORATORY OPERATING UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MISSISSIPPI.
16. RETESTING DUE TO FAILURE SHALL NOT BE CHARGED TO OWNER.

GENERAL SITE PREPARATION NOTES:

1. THE CONTRACTOR SHALL UTILIZE THE ONE-CALL SYSTEM FOR UTILITY LOCATIONS. NO WORK SHALL BEGIN UNTIL PROOF IS PROVIDED TO THE ENGINEER AND SUFFICIENT TIME IS ALLOTTED FOR STAKING/FLAGGING OF EXISTING UTILITY LOCATIONS.
2. SITE PREPARATION FOR ALL CONSTRUCTION AREAS SHALL FIRST CONSIST OF CLEARING & GRUBBING / REMOVING THE GRASS, WEEDS, BRUSH, ORGANIC SOILS AND ANY OTHER DELETERIOUS MATERIAL. ORGANIC SOILS SHALL BE STOCKPILED OUTSIDE CONSTRUCTION AREAS FOR USE IN LANDSCAPING AND FINAL SITE DRESSING, BUT SHALL NOT BE USED AS STRUCTURAL FILL.
3. TOPSOIL IN CUT AND FILL AREAS SHALL BE STRIPPED AND STOCKPILED IN DESIGNATED AREAS. UPON COMPLETION OF THE PROJECT, STOCKPILED TOPSOIL SHALL BE SPREAD UNIFORMLY TO DRESS SLOPES AND DISTURBED NON-STRUCTURAL AREAS.
4. UPON COMPLETION OF THE JOB, THE CONTRACTOR SHALL DRESS THE ENTIRE PROJECT, SPREAD STOCKPILED TOPSOIL, AND GRASS OR SOD ALL DISTURBED AREAS ACCORDING TO PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SEEDING AND SODDEN AREAS UNTIL A SUITABLE STAND OF GRASS EXISTS. RE-SOD OR RE-SEED AND MULCH DISTURBED AREAS AS REQUIRED TO ESTABLISH A PERMANENT, STABLE PLANTING.
5. ANY WORK NOT PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, OR ADENDA MAY REQUIRE REMOVAL AND REPLACEMENT AS DIRECTED BY THE ENGINEER OR OWNER. ANY WORK NOT MEETING WRITTEN CODE MAY REQUIRE REMOVAL AND REPLACEMENT BY GOVERNMENTAL ENTITY. REQUIRED REWORK SHALL BE AT NO COST TO THE OWNER.
6. THE OWNER WILL PAY FOR ALL TESTING FEES TO ENSURE CONSTRUCTION PASSES SPECIFICATION REQUIREMENTS. RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
7. ALL OVERTIME INSPECTION FEES SHALL BE PAID FOR BY CONTRACTOR.

GRADING NOTES:

1. HORIZONTAL & VERTICAL CONTROLS CANNOT BE ALTERED BY ANY ENTITY WITHOUT WRITTEN CONSENT OF WOOTEN ENGINEERING. CHANGES MADE WITHOUT ENGINEER'S CONSULTATION MAY CREATE GRADING CONDITIONS THAT DO NOT MEET ADA REGULATIONS. THE DEVELOPER WILL NOT PAY FOR ANY RE-WORK REQ'D TO MEET CITY CODE & ADA REQUIREMENTS DUE TO GRADING ALTERATIONS BY OTHERS WITHOUT WRITTEN CONSENT.
2. CURB TRANSITIONS SHALL BE TAPERED AT HORIZONTAL DISTANCE OF 2'-0"
3. TIE SLOPES SHALL BE 3H:1V. MAX SLOPE ALLOWED SHALL BE 2H:1V

SITE DATA TABLE

PROPERTY ID	07160222.010
CURRENT ZONING	C-4 CORRIDOR COMMERCIAL
SITE ACREAGE	9.57 AC
LAND USE:	
PROPOSED 3-STORY BUILDINGS (12 UNITS PER BLDG)	13
SINGLE-OWNER APARTMENT COMPLEX	152 TOTAL RESIDENTIAL UNITS
DEVELOPED LAND AREA	7.29 ACRES (76.2%)
IMPERVIOUS AREA	4.76 ACRES (49.7%)
PERVIOUS/LANDSCAPED AREA	2.53 ACES (26.5%)
WETLANDS TO REMAIN	2.28 ACRES (23.8%)
TOTAL LAND DWELLING DENSITY	15.9 UNITS PER ACRE
DEVELOPED LAND DWELLING DENSITY	20.8 UNITS PER ACRE
OPEN/GREEN SPACE TO IMPERVIOUS AREA RATIO	0.53 TO 1
PARKING	
REQUIRED PARKING (2 PER APARTMENT UNIT)	304 (6 TYP & 2 VAN ACCESS ADA)
PLANNED PARKING	305 (6 TYP & 2 VAN ACCESSIBLE ADA)
SETBACKS	
REQUIRED FRONT	15 TO 80 FT
REQUIRED BACK	15 FT
REQUIRED SIDE	20 FT
PLANNED FRONT	64.0 TO 81.3 FT
PLANNED SIDE	MIN 22.7 FT
PLANNED BACK	182.3 FT
PLANNED INTERIOR BLDGS	MIN 22.7 FT
LANDSCAPE FOR PARKING	5 FT

PAVING NOTES:

1. ALL TOPSOIL, ORGANIC MATTER AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE PLANNED PAVED AREAS AT LEAST 2 FEET BEYOND THE BACK OF CURB.
2. ONCE ALL CLEARING & GRUBBING &/OR STRIPPING OPERATIONS HAVE BEEN COMPLETED, AND BEFORE ANY FILLING OPERATIONS BEGIN, THE ENGINEER AND/OR CONSTRUCTION-PHASE TEST TECHNICIAN SHALL INSPECT & PROOF-ROLL THE SUBGRADE TO DETERMINE THE EXTENT OF UNDERCUTTING REQUIRED.
3. GEOTEXTILE FABRIC AND/OR GEOGRID MAY BE UTILIZED TO STABILIZE AREAS WHERE UNDERCUTTING IS DEEMED UNDESIRABLE. THE ENGINEER AND/OR CONSTRUCTION-PHASE TEST TECHNICIAN ENGINEER SHALL BE CONSULTED TO EVALUATE THE MOST FEASIBLE APPROACH TO THIS METHOD OF SUBGRADE STABILIZATION.
4. ALL MATERIALS AND METHODS SHALL CONFORM TO CURRENT MDOT STANDARDS

SCALE: 1" = 50'

SHEET LEGEND:

PROPOSED BUILDING
PROPOSED CONCRETE PAVING
PROPOSED ASPHALT PAVING
PROPOSED GRAVEL SURFACE
PROPOSED GRASSED AREAS
PROPOSED SURFACE WATER
PROPOSED WOOD DECKING
PROPOSED PARKING COUNT
PROPOSED ADA PARKING
PROPOSED TRAFFIC CONTROL SIGN
PROPOSED EXTERIOR LIGHTING
PROPOSED DUMPSTER
PROPOSED WHEEL STOP
PROPOSED RETAINING WALL
EXISTING GRAVEL SURFACE
EXISTING CONCRETE PAVING
EXISTING ASPHALT PAVING
EXISTING SURFACE WATER
SEE TOPOGRAPHIC SURVEY FOR OTHER EXISTING CONDITIONS SYMBOLS.

PREPARED FOR:

OAK CAPITAL, LLC
CONTACT: MR. CHRIS EATON
P.O. BOX 773
OCEAN SPRINGS, MISSISSIPPI 39566
eatonpropertiesllc@gmail.com

WOOTEN ENGINEERING
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1249 Pencarro Blvd
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jww@wootenengineering.com
www.wootenengineering.com

JAMES WILLIAM WOOTEN
ENGINEER
PE 18105
STATE OF MISSISSIPPI

DRAWING DATA:

PROJECT NUMBER: WE21-016
DRAWING FILE: WE21-016_SITE 2.DWG
DATE: July 6, 2023
DRAWN BY: JWW

REVISIONS:

1	07/06/2023	UPDATED PER NCSD REVIEW
2	02/19/2023	CONSTRUCTION SET - DISCARD ALL PREVIOUS PLAN SETS
3	04/25/2023	REVISED PER CLIENT REQUEST TO LOWER IMPERVIOUS VOLUMES

SITE PLAN
THE BREAKERS APARTMENTS
14912 COOK ROAD
BILOXI, MISSISSIPPI

SHEET NUMBER:
C-02 OF 12

STORM SEWER PIPE NOTES:

1. ALL PVC SHALL BE CORRUGATED A 2000 PVC (MANUFACTURED BY CONTECH) OR SDR 26 PVC.
2. ALL CORRUGATED PLASTIC PIPE SHALL BE H-12 ST IB PIPE AS MANUFACTURED BY ADS, INC., OR ENGINEER-APPROVED EQUAL, UNLESS SPECIFICALLY NOTED IN THE PLANS.
3. ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE, WALL CLASS III PER ASTM C-76; ASSHTO M-170.
4. TRENCHING SHALL BEGIN AT THE OUTLET END & PROCEEDING UPGRADE SO THAT THE PIPE BELL OR COUPLING SHALL BE OF THE SELECT, WITHIN LIMITS, PROVIDED BY MDOT SPECIFICATIONS.
5. IF DEEMED NECESSARY, FOUNDATION BACKFILL AS PROVIDED BY MDOT SPECIFICATIONS SHALL BE USED.
6. THE BOTTOM OF THE TRENCH SHALL BE SHAPED ACCURATELY TO THE OUTSIDE SURFACE OF THE PIPE FOR A DEPTH OF AT LEAST 0.10 TIMES THE OUTSIDE DIAMETER. RECESSES SHALL BE MADE TO RECEIVE THE BELL OR HUB, SO THAT THE FULL LONGTH OF PIPE BAREL WILL REST ON THE TRENCH BOTTOM.
7. ALL PIPE SHALL BE PLACED STARTING AT THE OUTLET END & PROCEEDING UPGRADE SO THAT THE SPIGOT END OF EACH PIPE POINTS IN THE DIRECTION OF FLOW. THE PIPE SHALL BE INSTALLED TO FORM A SEWER WITH THE SMOOTH INVERT SURFACE.
8. ALL PIPE SHALL BE LAID WITH CARE, ABUTTING & WITH NO MORE THAN 1" VIOLATION FROM ITS ESTABLISHED ALIGNMENT AT THE VERTICAL CENTERLINE & NO MORE THAN 0.5" VIOLATION IN PLANNED SLOPE.
9. HUBS, BELLS, GASKETS, ETC SHALL BE CAREFULLY INSPECTED AND CLEANED PRIOR TO LOWERING PIPE INTO A PREPARED TRENCH.
10. ALL PIPE SHALL BE LOWERED AS TO AVOID ALL UNNECESSARY DAMAGE & HANDLING IN THE TRENCH.
11. ALL PIPE JOINTS SHALL BE SEALED FOR THE ENTIRE CIRCUMFERENCE OF THE PIPE. IMPLEMENT JOINT SEALING MATERIAL AS DIRECTED BY MANUFACTURER.
12. "PALMING" OR WORKING ON OR OVER THE COMPLETED PIPE LINE, EXCEPT SUCH AS IS NECESSARY FOR TAMPING OR BACKFILLING, WILL NOT BE PERMITTED UNTIL FINISH GRADE IS IN PLACE OVER THE PIPE.
13. ALL PIPE LOCATED WITHIN ROADWAY LIMITS SHALL BE INSTALLED PER MDOT STANDARDS.
14. COMPACTION & DENSITY REQUIREMENTS SHALL MEET THAT SPECIFIED BY MDOT SPECIFICATIONS, UNLESS NOTED OTHERWISE. RAMMING OF MATERIAL OVER, AROUND, AND TO WITHIN 12" ABOVE THE TOP OF THE SEWER SHALL BE DONE BY CAREFUL USE OF APPROVED MECHANICAL TAMPERS.

Mississippi 811 Dig Safely
Chill before you dig...
811 or 800.227.6477

GRADING & DRAINAGE PLAN

THE BREAKERS APARTMENTS

14912 COOK ROAD
BILOXI, MISSISSIPPI

SHEET NUMBER: C-03 OF 12

REVISIONS:		
02/08/2023	UPDATED PER WLCID REVIEW	
02/19/2023	CONSTRUCTION SET - DISCARD ALL PREVIOUS PLAN SETS	
04/25/2023	REVISED PER CLIENT REQUEST TO LOWER IMPORTED FILL VOLUMES	

DRAWING DATA:
PROJECT NUMBER: WE21-16-031
DRAWING FILE: WE21-16_GRADE DRAIN 2.dwg
DATE: July 6, 2023
DRAWN BY: JWW

STATE OF MISSISSIPPI
JAMES WOOTEN
ENGINEER
PE 19705

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jww@wootenengineering.com

PREPARED FOR:

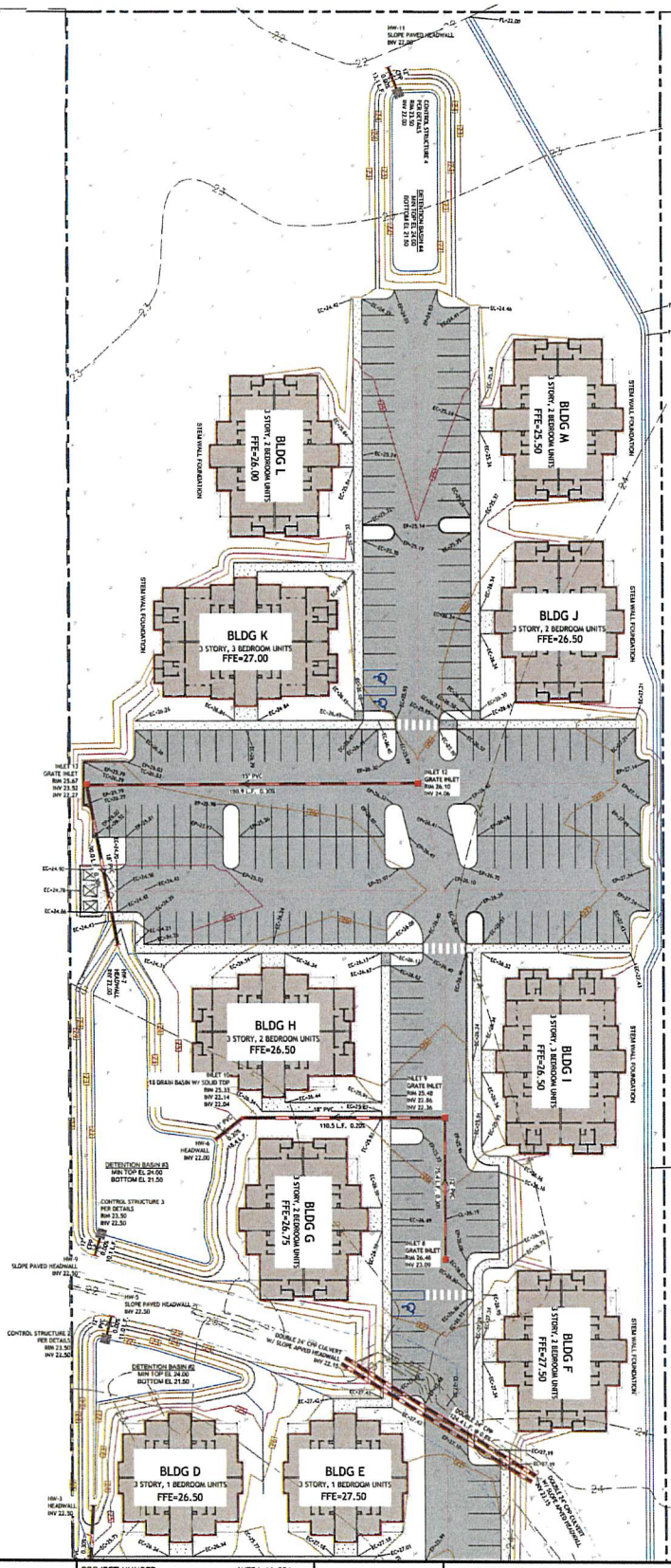
OAK CAPITAL, LLC
CONTACT: MR. CHRIS EATON
P.O. BOX 773
OCEAN SPRINGS, MISSISSIPPI 39566
eatonpropertiesllc@gmail.com

SHEET LEGEND:

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- EXISTING DITCH LINE
- EXISTING GRATE INLET
- EXISTING CURB INLET / STRUCTURE
- EXISTING DRAIN PIPE
- EXISTING SURFACE WATER
- PROPOSED CONTOUR
- PROPOSED DRAINAGE DIRECTION
- PROPOSED GRATE INLET
- PROPOSED CURB INLET / STRUCTURE
- PROPOSED PIPE END TREATMENT
- PROPOSED STORM DRAIN LINE
- PROPOSED SURFACE WATER

FFE - FINISH FLOOR ELEVATION
A - ASPHALT GRADE
EC - EDGE OF CONCRETE GRADE
TC - TOP OF CURB GRADE
FG - FINISH GRADE
FL - FLOW LINE ELEVATION
RCP - REINFORCED CONCRETE PIPE
RCA - REINFORCED CONCRETE ARCH
CPP - CORRUGATED HDPE PIPE
CMP - CORRUGATED METAL PIPE

SCALE: 1" = 30'



GRADING & DRAINAGE PLAN

THE BREAKERS APARTMENTS

14912 COOK ROAD
BILOXI, MISSISSIPPI

SHEET NUMBER: C-04 OF 12

PROJECT NUMBER: WE21-16-031
DRAWING FILE: WE21-16_GRADE DRAIN 2.dwg
DATE: July 6, 2023
DRAWN BY: JWW

REVISIONS:

4	07/06/2023	UPDATED PER WUCUD REVIEW
3	05/19/2023	CONSTRUCTION SET - DISCARD ALL PREVIOUS PLAN SETS
2	04/25/2023	REVISED PER CLIENT REQUEST TO LOWER IMPORTED FILL VOLUMES

DRAWING DATA:

STATE OF MISSISSIPPI — JAMES WOOTEN — ENGINEER — PE 18105

WOOTEN ENGINEERING
CIVIL PLANNING + DESIGN
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Foley, Alabama 36535
(251) 269-8689
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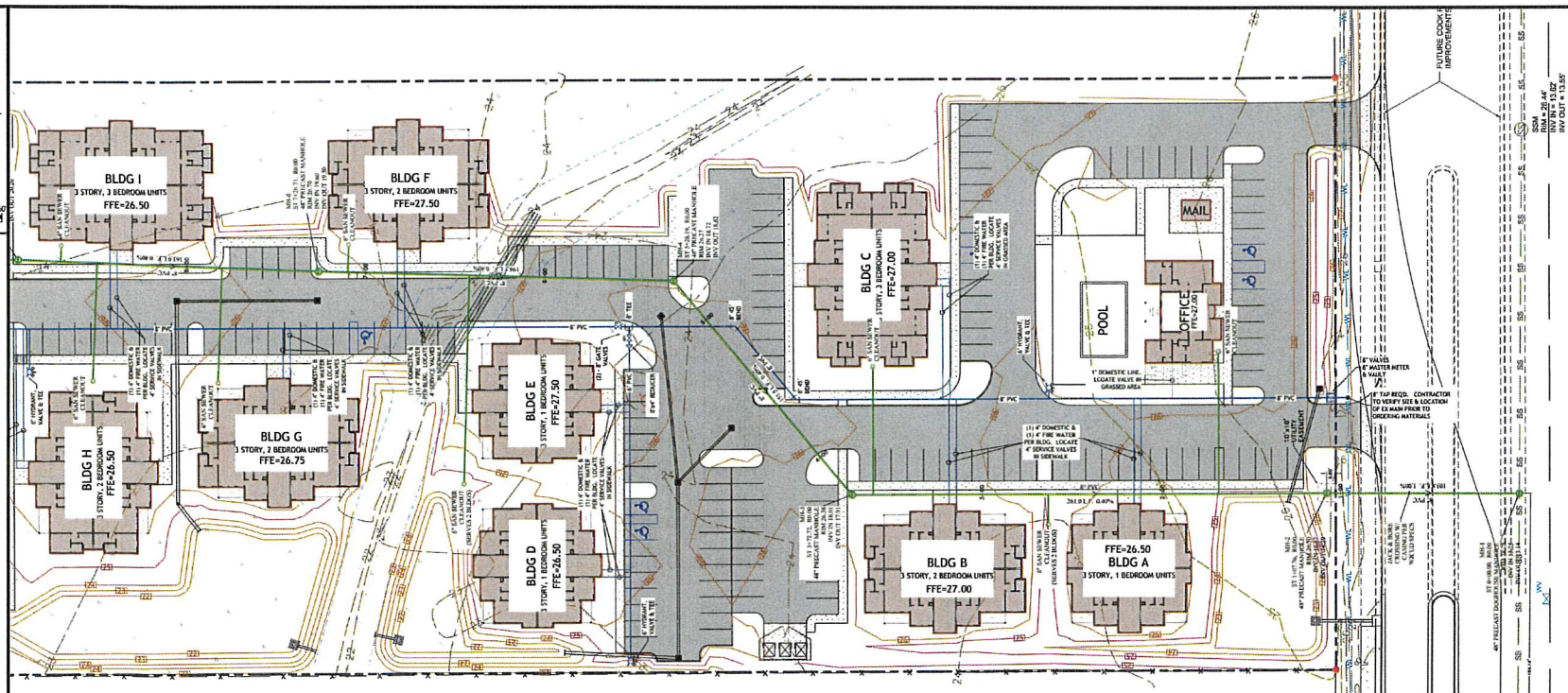
www.wooteneng.com



N

SCALE: 1" = 30'

0 30' 60

SHEET LEGEND:

- EXISTING SANITARY SEWER LINE
- EXISTING MANHOLE
- EXISTING CLEANOUT
- EXISTING PUMP STATION
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- PROPOSED SEWER LINE
- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED SEWER FORCE MAIN
- PROPOSED PUMP STATION
- PROPOSED SEWER VALVE
- PROPOSED SEWER SERVICE
- PROPOSED FLUSHING VALVE
- PROPOSED CASING
- PROPOSED WATER MAIN
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED FLUSHING STATION
- PROPOSED WATER METER
- PROPOSED WATER SERVICE
- PROPOSED BACKFLOW PREVENTER
- PROPOSED DIRECTIONAL FLOW

SEE TOPOGRAPHIC LEGEND FOR OTHER UTILITY SYMBOLS

PREPARED FOR:

OAK CAPITAL, LLC
CONTACT: MR. CHRIS EATON
P.O. BOX 773
OCEAN SPRINGS, MISSISSIPPI 39566
eatonpropertiesllc@gmail.com

WATER & SEWER NOTES:

1. WATER SERVICE SHALL BE INSTALLED ACCORDING TO WEST JACKSON COUNTY UTILITY DISTRICT RULES AND REGULATIONS AND STANDARD SPECIFICATIONS, LATEST EDITION.
2. SANITARY SEWER SERVICE SHALL BE INSTALLED ACCORDING TO WEST JACKSON COUNTY UTILITY DISTRICT RULES AND REGULATIONS AND STANDARD SPECIFICATIONS, LATEST EDITION.
3. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
4. ALL WATER MAINS SHALL BE AWWA C900/C905 DR18 PVC PER SIZE NOTED ON PLANS.
5. ALL PLANNED WATER MAINS AND WATER SERVICES SHALL HAVE 12-GAUGE TRACER WIRE AND MARKER TAPE.
6. ALL SANITAY SEWER GRAVITY MAINS SHALL BE SDR 26 PVC PER ASTM D-3034.
7. ALL WATER LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND MAY BE ADJUSTED TO AVOID SEWER AND STORM DRIAN CONFLICTS.
8. WATER AND SANITARY SEWER SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM OF 10 LINEAR FEET. EXCEPTION IS NOTED NEAR THE INTERSECTION OF BULL BAY LANE AND SEASIDE DRIVE; THE WATER MAIN IS TO BE ENCASED WHERE 10-FOOT SEPARATION IS NOT ACHIEVED (SANITARY SEWER MAIN IS APPROXIMATELY 30' BELOW WATER MAIN IN THIS LOCATION).
9. WATER AND SANITARY SEWER SHALL BE SEPARATED VERTICALLY BY A MINIMUM OF 18" AT ALL CROSSINGS. CONTRACTOR TO ENSURE THAT PIPE JOINTS IN WATER AND SEWER MAINS ARE NOT LOCATED WITHIN 10 LINEAR FEET OF THE OPPOSING LINE.
10. SANITARY SEWER SHALL BE LOCATED BELOW THE STORM SEWER SYSTEM. CONTRACTOR TO ENSURE THAT PIPE JOINT IN EACH SEWER ARE NOT LOCATED WITHIN 10 LINEAR FEET OF THE OPPOSING LINE.
11. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITY SIZES, LOCATION, DEPTH, ETC. PRIOR TO ORDERING MATERIALS AND PRIOR TO INSTALLATION.
12. CONTRACTOR SHALL RECORD MEASUREMENTS OF ALL UTILITIES FROM THE NEAREST PROPERTY LINE. MEASUREMENTS SHALL BE TURNED OVER TO ENGINEER AT COMPLETION OF PROJECT FOR THE PREPARATION OF "AS-BUILT" DRAWINGS.
13. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH ALL EMERGENCY OPERATIONS AND WITH ALL UTILITY COMPANIES.
14. THIS UTILITY PLAN DOES NOT SHOW LOCATIONS OF UNDERGROUND CONDUIT FOR POWER, TELEPHONE, ETC. ADDITIONAL DRAWINGS MAY BE PROVIDED FROM THE RESPECTIVE UTILITY PROVIDER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PLAN FOR THE INSTALLATION OF THE RESPECTIVE CONDUIT. ANY ADJUSTMENTS NEEDED TO ACCOMMODATE THE CONDUIT SHALL BE BROUGHT TO THE ENGINEER FOR APPROVAL, PRIOR TO MAKING ANY FIELD ADJUSTMENTS.
15. ALL TESTING FOR ACCEPTANCE OF WATER AND/OR SANITARY SEWER SHALL BE IN ACCORDANCE WITH WJCUD SPECIFICATIONS. TESTING SHALL OCCUR AFTER UTILITY AND STORM DRAINS HAVE BEEN INSTALLED, GRADING IS COMPLETED AND TRENCHES HAVE BEEN BACKFILLED.
16. ANY WORK DEEMED SUBSTANDARD BY ENGINEER, OWNER, OR GOVERNMENTAL ENTITY, WILL BE REMOVED AND REPLACED IN A SATISFACTORY MANNER AT NO COST TO THE OWNER.

UTILITY NOTES:

1. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE NOT ACCURATE. CONTRACTOR IS RESPONSIBLE FOR HAVING UTILITIES MARKED PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. UTILITY COMPANIES WERE CONTACTED AND ASKED TO MARK THEIR RESPECTIVE LOCATIONS. THE LOCATIONS SHOWN HEREON ARE AS PROVIDED BY BOUNDARY AND TOPOGRAPHIC SURVEY BY GEO-SURVEYING, INC.
3. CONTRACTOR SHALL COORDINATE THE RELOCATION OF UTILITIES WITH THE RESPECTIVE UTILITY PROVIDERS PRIOR TO THE BEGINNING OF CONSTRUCTION.
4. UTILITY TRENCHES SHALL BE CUT WITH A MACHINE THAT REMOVES ONLY THE MINIMUM AMOUNT OF MATERIAL SO THAT THE TRENCH WIDTH IS MINIMUM NECESSARY TO LAY THE RESPECTIVE UNDERGROUND UTILITY.
5. UTILITY LINES SHALL BE LAID WITH 6 INCHES OF CLEAN SAND BEDDING MATERIAL.
6. THE LOWER 12 INCHES OF BACKFILL, IN A UTILITY TRENCH, SHOULD BE CLEAN SAND WITH NO MORE THAN ABOUT 10 PERCENT MATERIAL PASSING A NUMBER 200 SIEVE AND SHOULD BE PLACED IN ONE LIFT. THIS LIFT SHOULD BE COMPACTED TO ABOUT 98 PERCENT SPD.
7. SUBSEQUENT LIFTS, IN A UTILITY TRENCH, SHOULD BE ABOUT SIX INCHES THICK, SHOULD BE CLEAN GRANULAR SOIL WITH NO MORE THAN ABOUT 20 PERCENT PASSING A NUMBER 200 SIEVE, AND SHOULD BE COMPACTED TO AT LEAST 98 PERCENT SPD.
8. THE TOP LIFT, IN A UTILITY TRENCH, SHOULD BE COMPACTED TO 100 PERCENT SPD.
9. THE CONTRACTOR IS RESPONSIBLE FOR GIVING ADEQUATE NOTICE TO AND COORDINATING WITH THE UTILITY COMPANIES WHO INSTALL THE GAS SERVICE LINES, POWER LINES, TELEPHONE CABLES AND CABLE TELEVISION. THE CONTRACTOR SHALL INSTALL UTILITY CONDUITS AS PROVIDED BY THE RESPECTIVE UTILITIES.

MDEQ DEFLECTION TEST REQUIREMENTS:

1. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
2. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
3. IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE.
4. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

ELECTRICITY NOTES:

1. CONDUIT PLANS MAY BE PROVIDED TO SHOW APPROXIMATE LOCATIONS FOR AREA LIGHTING AND SERVICE. WOOTEN ENGINEERING DOES NOT PROVIDE ELECTRICAL ENGINEERING DESIGN SERVICES.
2. ALL ELECTRICAL SYSTEMS RELATED TO THIS PROJECT SHALL BE DESIGNED BY OTHERS.
3. THE HORIZONTAL PATH AND DEPTH OF BURY FOR ALL CONDUIT ARE TO BE FIELD FIT NOT TO INTERFERE WITH OTHER UTILITIES AND DRAINAGE SYSTEMS.

SANITARY SEWER DESIGN CRITERIA:

1. PLANNED DAILY FLOW RATE = 100 GPD PER BEDROOM + 50 GPD INFILTRATION.
2. 312 PLANNED BEDROOMS + 1 BEDROOM FOR OFFICE = 313 BEDROOMS
3. PEAK FACTOR = 4.07
4. DESIGN PEAK FLOW = 127,595 GPD => 89 GPM => 0.20 CFS
5. SEWER DESIGN SAMPLE MH-3 TO MH-2

PEAK DESIGN FLOW RATE (GPM):	89
PIPE DIAMETER (IN):	8.00
MANNINGS N:	0.013
LENGTH (FT):	261.00
SLOPE (FT/FT):	0.0040
FLOW DEPTH (IN):	2.78
VELOCITY (FPS):	1.84

WOOTEN ENGINEERING
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ENGINEER
PE 18169

DRAWING DATA:

PROJECT NUMBER: WE21-016
DRAWING FILE: WE21-016_UTILITY.dwg
DATE: JUNE 7, 2022
DRAWN BY: JWW

REVISIONS:

4	07/06/2022	UPDATED PER WJCUD REVIEW
3	02/15/2023	CONSTRUCTION SET - DISCARD ALL PREVIOUS PLAN SETS
2	04/25/2023	REVISED PER CLIENT REQUEST TO LOWER WATER TO 36"

UTILITY PLAN

THE BREAKERS APARTMENTS

14912 COOK ROAD
BILOXI, MISSISSIPPI

SHEET NUMBER:

C-05 OF 12

PREPARED FOR:

OAK CAPITAL, LLC

CONTACT: MR. CHRIS EATON
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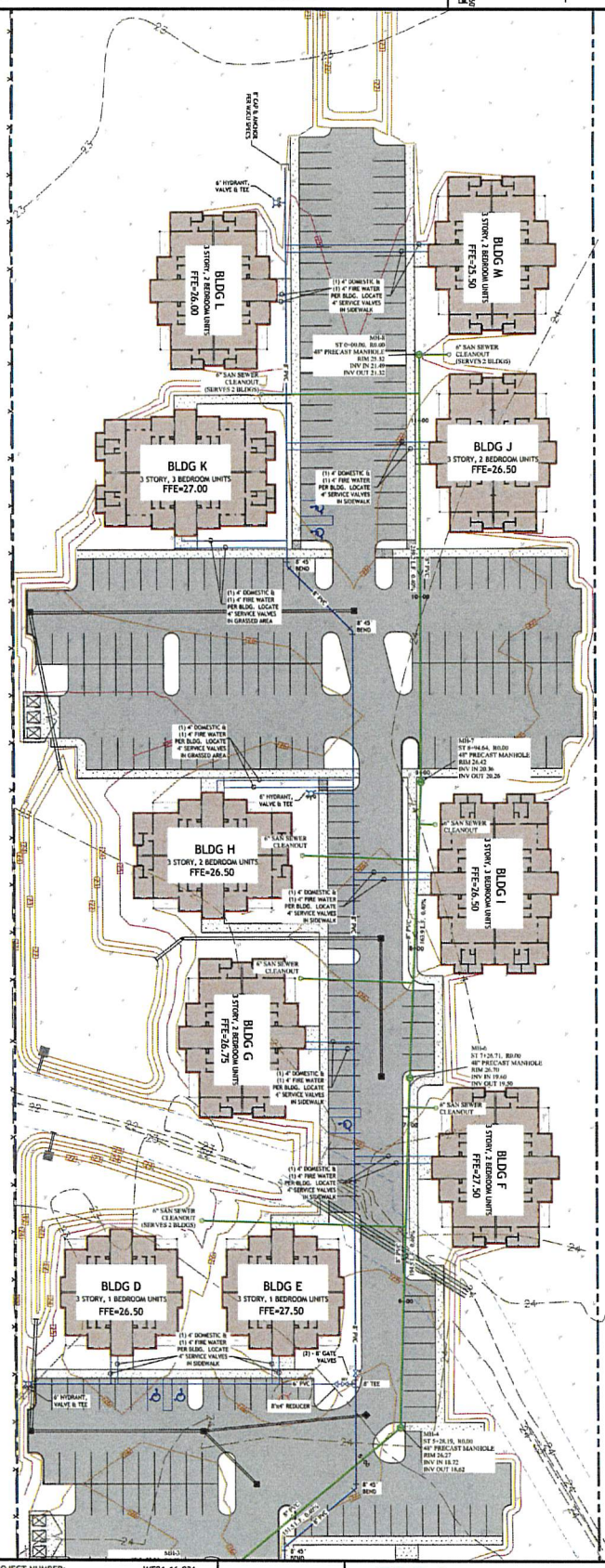
OCEAN SPRINGS, MISSISSIPPI 39566
eatonpropertiesllc@gmail.com

SHEET LEGEND:

- EXISTING SANITARY SEWER LINE
- EXISTING MANHOLE
- EXISTING CLEAN-OUT
- EXISTING PUMP STATION
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- SEE TOPOGRAPHIC LEGEND FOR OTHER UTILITY SYMBOLS
- PROPOSED WATER MAIN
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED FLUSHING STATION
- PROPOSED REDUCER
- PROPOSED WATER SERVICE
- PROPOSED BACKFLOW PREVENTER
- PROPOSED DIRECTIONAL BORE
- PROPOSED SEWER LINE
- PROPOSED MANHOLE
- PROPOSED CLEAN-OUT
- PROPOSED SEWER FORCE MAIN
- PROPOSED PUMP STATION
- PROPOSED SEWER VALVE
- PROPOSED SEWER SERVICE
- PROPOSED FLUSHING VALVE
- PROPOSED CASING

SCALE: 1" = 30'

N



UTILITY PLAN

THE BREAKERS APARTMENTS

14912 COOK ROAD
BILOXI, MISSISSIPPI

SHEET NUMBER: C-06 OF 12

DRAWING DATA:

PROJECT NUMBER: WE21-16-031
DRAWING FILE: WE21-016_UTILITY.dwg
DATE: July 6, 2023
DRAWN BY: JWW

REVISIONS:

2	07/06/2023	UPDATED PER W/C/UD REVIEW
1	05/19/2023	CONSTRUCTION SET - DISCARD ALL PREVIOUS PLAN SETS
0	04/25/2023	REVISED PER CLIENT REQUEST TO LOWER IMPORTED FILL VOLUMES

STATE OF MISSISSIPPI ENGINEER PE 18498 JAMES WOOTEN

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PREPARED FOR:

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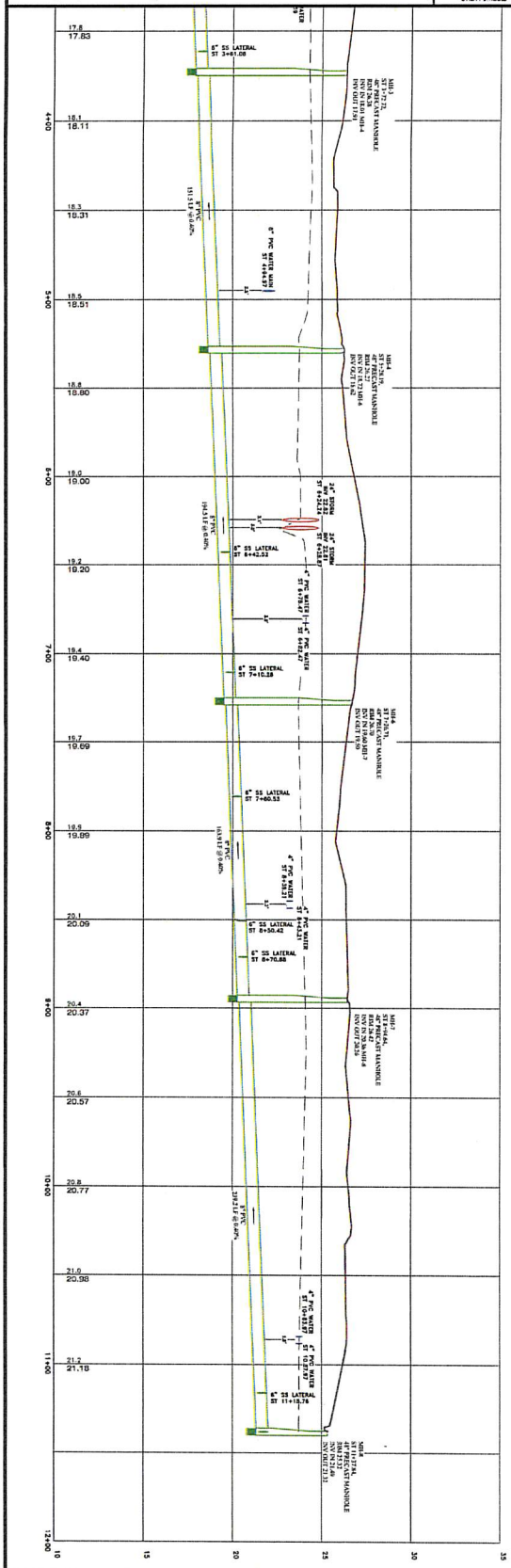
SHEET LEGEND:

EXISTING SANITARY SEWER LINE
EXISTING MANHOLE
EXISTING CLEAN-OUT
EXISTING PUMP STATION
EXISTING WATER LINE
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING WATER METER
SEE TOPOGRAPHIC LEGEND FOR OTHER UTILITY SYMBOLS

PROPOSED WATER MAIN
PROPOSED WATER VALVE
PROPOSED FIRE HYDRANT
PROPOSED FLUSHING STATION
PROPOSED REDUCER
PROPOSED WATER SERVICE
PROPOSED BACKFLOW PREVENTER
PROPOSED DIRECTIONAL BORE

PROPOSED SEWER LINE
PROPOSED MANHOLE
PROPOSED CLEAN-OUT
PROPOSED SEWER FORCE MAIN
PROPOSED PUMP STATION
PROPOSED SEWER VALVE
PROPOSED SEWER SERVICE
PROPOSED FLUSHING VALVE
PROPOSED CASING

SCALE: 1" = 20'


Vertical Scale: 1=3
6" SS LATERAL ST 3+61.08
6" SS LATERAL ST 6+42.52
6" SS LATERAL ST 7+10.28
6" SS LATERAL ST 7+80.53
6" SS LATERAL ST 8+50.42
6" SS LATERAL ST 8+70.88
6" SS LATERAL ST 11+18.76
8" PVC WATER MAIN ST 4+49.87
4" PVC WATER ST 10+83.87
24" STORM ST 6+32.21
24" STORM ST 6+38.87
MH1 ST+72.72, 48" PRECAST MANHOLE RIM 26.38 INV IN 17.84 INV OUT 19.61
MH2 ST+26.39, 48" PRECAST MANHOLE RIM 26.38 INV IN 17.84 INV OUT 19.64
MH3 ST+64.64, 48" PRECAST MANHOLE RIM 26.42 INV IN 18.04 INV OUT 20.34
MH4 ST+26.39, 48" PRECAST MANHOLE RIM 26.38 INV IN 17.84 INV OUT 19.64
MH5 ST+72.72, 48" PRECAST MANHOLE RIM 26.38 INV IN 17.84 INV OUT 19.64
MH6 ST+26.39, 48" PRECAST MANHOLE RIM 26.38 INV IN 17.84 INV OUT 19.64
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MH102 ST+26.39, 48" PRECAST MANHOLE RIM 26.38 INV IN 17.84 INV OUT 19.64
MH103 ST+72.72, 48" PRECAST MANHOLE RIM 26.38 INV IN 17.84 INV OUT 19.61
MH104 ST+26.39, 48" PRECAST MANHOLE RIM 26.38 INV IN 17.84 INV OUT 19.64
MH105 ST+64.64, 48" PRECAST MANHOLE RIM 26.42 INV IN 18.04 INV OUT 20.34
MH106 ST+26.39, 48" PRECAST MANHOLE RIM 26.38 INV IN 17.84 INV OUT 19.64
MH107 ST+72.72, 48" PRECAST MANHOLE RIM 26.38 INV IN 17.84 INV OUT 19.61
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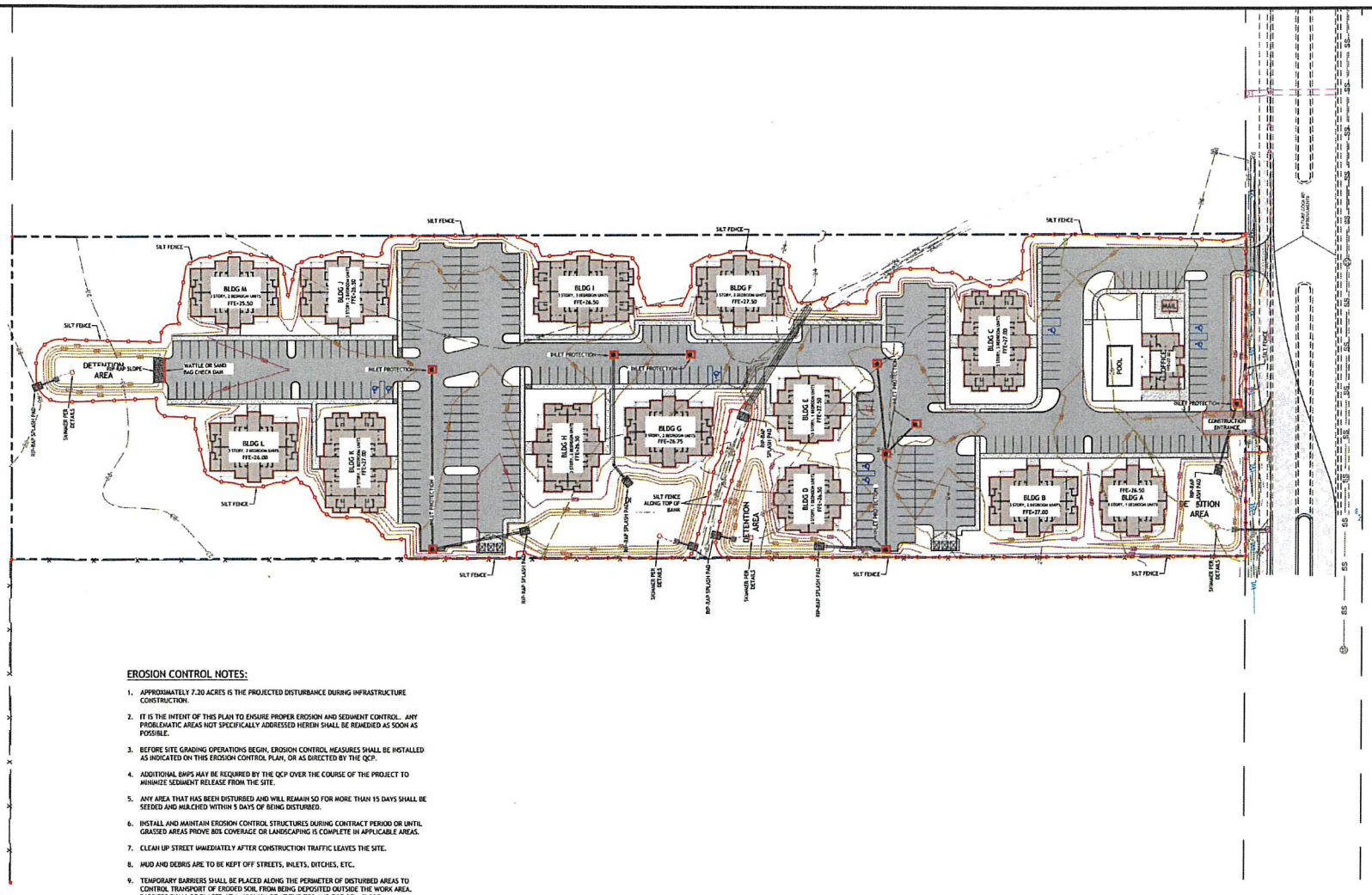
MH293 ST+



EROSION CONTROL NOTES:

1. APPROXIMATELY 7.20 ACRES IS THE PROJECTED DISTURBANCE DURING INFRASTRUCTURE CONSTRUCTION.
2. IT IS THE INTENT OF THIS PLAN TO ENSURE PROPER EROSION AND SEDIMENT CONTROL. ANY PROBLEMATIC AREAS NOT SPECIFICALLY ADDRESSED HEREIN SHALL BE REMEDIED AS SOON AS POSSIBLE.
3. BEFORE SITE GRADING OPERATIONS BEGIN, EROSION CONTROL MEASURES SHALL BE INSTALLED AS INDICATED ON THIS EROSION CONTROL PLAN, OR AS DIRECTED BY THE QCP.
4. ADDITIONAL BMPS MAY BE REQUIRED BY THE QCP OVER THE COURSE OF THE PROJECT TO MINIMIZE SEDIMENT RELEASE FROM THE SITE.
5. ANY AREA THAT HAS BEEN DISTURBED AND WILL REMAIN SO FOR MORE THAN 15 DAYS SHALL BE SEEDED AND MULCHED WITHIN 5 DAYS OF BEING DISTURBED.
6. INSTALL AND MAINTAIN EROSION CONTROL STRUCTURES DURING CONTRACT PERIOD OR UNTIL GRASSED AREAS PROVE 80% COVERAGE OR LANDSCAPING IS COMPLETE IN APPLICABLE AREAS.
7. CLEAN UP STREET IMMEDIATELY AFTER CONSTRUCTION TRAFFIC LEAVES THE SITE.
8. MUD AND DEBRIS ARE TO BE KEPT OFF STREETS, INLETS, DITCHES, ETC.
9. TEMPORARY BARRIERS SHALL BE PLACED ALONG THE PERIMETER OF DISTURBED AREAS TO CONTROL TRANSPORT OF ERODED SOIL FROM BEING DEPOSITED OUTSIDE THE WORK AREA. BARRIERS SHALL BE PLACED AT A MINIMUM OF AT THE TOP AND TOE OF A SLOPE.
10. ALL DITCHES AND DRAINAGE SWALES SHALL BE STABILIZED WITH SOD IN THE CHANNEL BOTTOMS, ALONG SLOPES AND 24" OUTSIDE THE TOP OF BANK, UNLESS NOTED OTHERWISE IN PLANS AND DETAILS.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF THE EROSION CONTROL STRUCTURES AS LONG AS REQUIRED BY THE QCP. CONTRACTOR SHALL INSPECT ALL STRUCTURES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY DEFICIENCIES SHALL BE IMMEDIATELY CORRECTED WITHIN 24 HOURS.
12. ALL RIP-RAP SPLASH PADS, EMBANKMENT PROTECTION, &/OR CHECK DAMS SHALL BE INSPECTED DAILY. ANY REPAIR OR MAINTENANCE REQUIRED SHALL BE DONE WITHIN 24 HOURS.
13. ALL SILT FENCE AND HAY BALE CHECK DAMS SHALL BE INSPECTED DAILY. ANY REPAIR OR MAINTENANCE REQUIRED SHALL BE DONE WITHIN 24 HOURS.
14. IT IS THE RESPONSIBILITY OF THE DEVELOPER, OR HIS AGENT, TO ENSURE THAT ADEQUATE MAINTENANCE IS CARRIED OUT.

N

SCALE: 1" = 50'

0 50' 100

SHEET LEGEND:

LIMITS OF DISTURBANCE
SILT FENCE
CHECK DAM / INLET PROTECTION
TREE PROTECTION
DIVERSION SWALE / BERM
CHECK DAM
CONSTRUCTION ENTRANCE
SEED & MULCH
HYDROSEED W/ EROSION CONTROL BLANKET
SEDIMENT BASIN
SOLID SOD

PREPARED FOR:

OAK CAPITAL, LLC
CONTACT: MR. CHRIS EATON
P.O. BOX 773
OCEAN SPRINGS, MISSISSIPPI 39566
eatonpropertiesllc@gmail.com

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REGISTERED PROFESSIONAL ENGINEER
ENGINEER
PE 18169
STATE OF MISSISSIPPI

DRAWING DATA:

PROJECT NUMBER: WE21-16-031
DRAWING FILE: WE21-003_ERC.dwg
DATE: July 6, 2023
DRAWN BY: JWW

REVISIONS:

4	07/06/2023	UPDATED PER WCOD REVIEW
3	05/19/2023	CONSTRUCTION SET - DISCARD ALL PREVIOUS PLAN SETS
2	04/25/2023	REVISED PER CLIENT REQUEST TO LOWER IMPORTED TRUCKLOADS

EROSION & SEDIMENT CONTROL PLAN

THE BREAKERS APARTMENTS

14912 COOK ROAD
BILOXI, MISSISSIPPI

SHEET NUMBER:

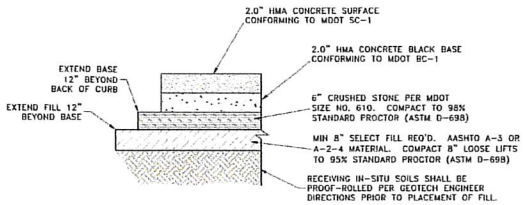
C-08 OF 12

PROJECT SPECIFICATIONS:

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE, BUT NOT LIMITED, TO THE SPECIFICATIONS NOTED IN THESE PLANS. IT IS THE CONTRACTORS RESPONSIBILITY TO BE FAMILIAR WITH AND ABIDE BY THE RESPECTIVE SPECIFICATION. FAILURE TO FOLLOW THE SPECIFICATIONS OR THE ENGINEERS DIRECTION SHALL LEAD TO REWORK NOT PAYABLE BY THE DEVELOPER.
2. MISSISSIPPI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION.
3. UTILITY PROVIDER(S) RULES & REGULATIONS AND STANDARD SPECIFICATIONS, LATEST EDITION.
4. CITY OF STARKVILLE STANDARDS AND SPECIFICATIONS, CURRENT EDITION.
5. WOOTEN ENGINEERING, LLC PROJECT SPECIFICATIONS

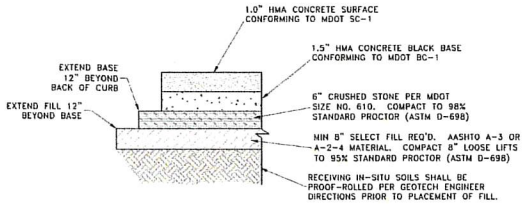
PREPARED FOR:

OAK CAPITAL, LLC
CONTACT: MR. CHRIS EATON
P.O. BOX 773
OCEAN SPRINGS, MISSISSIPPI 39566
eatonpropertiesllc@gmail.com



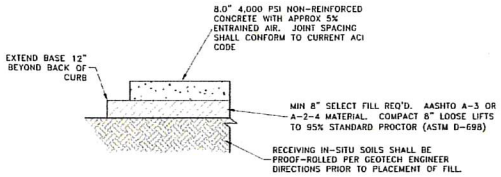
HEAVY DUTY ASPHALTIC CONCRETE PAVING STRUCTURE

NOT TO SCALE



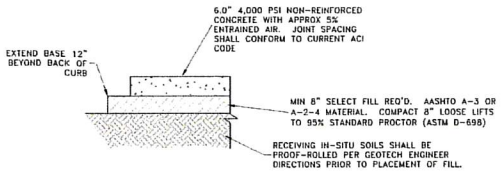
STANDARD ASPHALTIC CONCRETE PAVING STRUCTURE

NOT TO SCALE



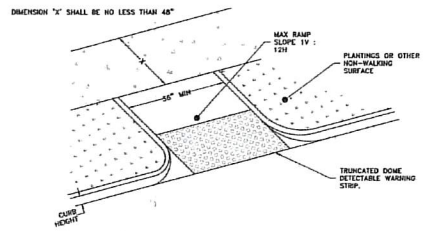
HEAVY DUTY CONCRETE PAVING STRUCTURE

NOT TO SCALE



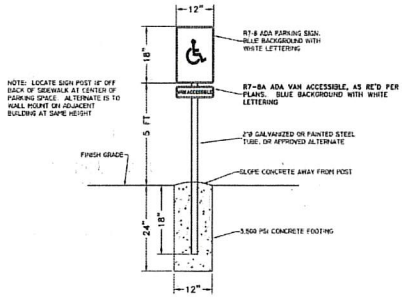
STANDARD CONCRETE PAVING STRUCTURE

NOT TO SCALE



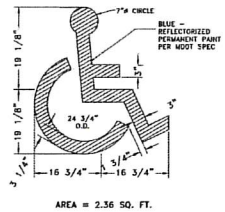
CURB RETURN/CROSSWALK ADA RAMP DETAIL

NOT TO SCALE



ADA SIGN DETAIL

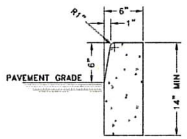
NOT TO SCALE



AREA = 2.36 SQ. FT.

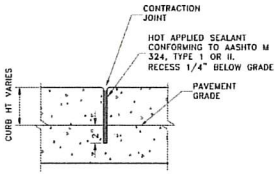
ADA PAVEMENT MARKING SYMBOL

NOT TO SCALE



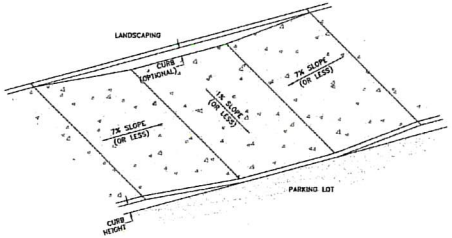
VERTICAL CURB

NOT TO SCALE



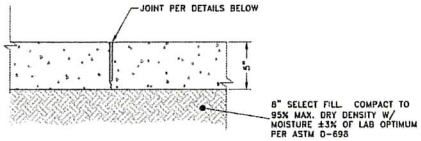
CURB CONTRACTION JOINT DETAIL

NOT TO SCALE

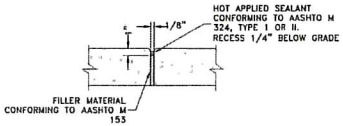


ADA RAMP DETAIL

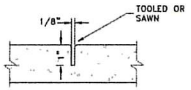
NOT TO SCALE



CONCRETE SIDEWALK BUILD-UP



SIDEWALK EXPANSION JOINT



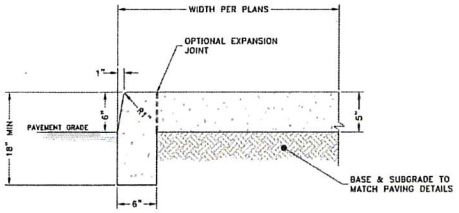
SIDEWALK CONTRACTION JOINT

NOTES:

1. CONTRACTION JOINT SHALL BE REQUIRED EVERY 5 LINEAR FEET.
2. EXPANSION JOINT SHALL BE REQUIRED EVERY 25 LINEAR FEET.
3. EXPANSION JOINTS SHALL BE REQUIRED AT ALL ADA RAMPS.

CONCRETE SIDEWALK DETAILS

NOT TO SCALE



TURN-DOWN WALK DETAILS

NOT TO SCALE

WOOTEN ENGINEERING
CIVIL PLANNING + DESIGN
1349 Pencarro Blvd
Foley, Alabama 36535
(251) 269-8689
jww@wootenengineering.com
www.wootenengineering.com

JAMES W. WOOTEN
ENGINEER
PE 18106
STATE OF MISSISSIPPI

DRAWING DATA:

PROJECT NUMBER: WE21-16-031
DRAWING FILE: WE21-16_DETAILS.dwg
DATE: July 6, 2023
DRAWN BY: JWW

REVISIONS:

1	07/06/2023	UPDATED PER INCOD REVIEW
2	03/19/2023	CONSTRUCTION SET - SUBLANE ALL PREVIOUS PLAN SETS
3	04/25/2023	REVISED PER CLIENT REQUEST TO LOWER IMPORTED TO ISLANDS

SITE DETAILS

THE BREAKERS APARTMENTS

14912 COOK ROAD
BILOXI, MISSISSIPPI

SHEET NUMBER:

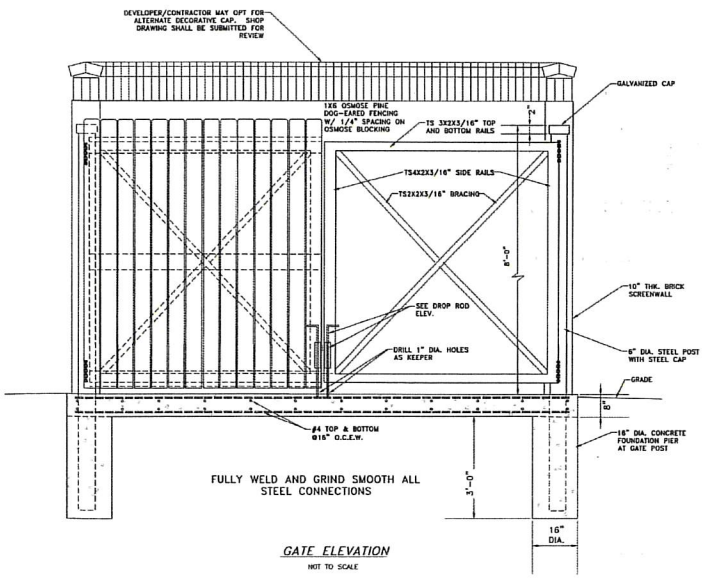
C-09 OF 12

PROJECT SPECIFICATIONS:

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE, BUT NOT LIMITED, TO THE SPECIFICATIONS NOTED IN THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH AND ABIDE BY THE RESPECTIVE SPECIFICATION. FAILURE TO FOLLOW THE SPECIFICATION OR THE ENGINEER'S DIRECTION SHALL LEAD TO REWORK NOT PAYABLE BY THE DEVELOPER.
2. MISSISSIPPI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION.
3. UTILITY PROVIDER(S) RULES & REGULATIONS AND STANDARD SPECIFICATIONS, LATEST EDITION.
4. CITY OF STARKVILLE STANDARDS AND SPECIFICATIONS, CURRENT EDITION.
5. WOOTEN ENGINEERING, LLC PROJECT SPECIFICATIONS

PREPARED FOR:

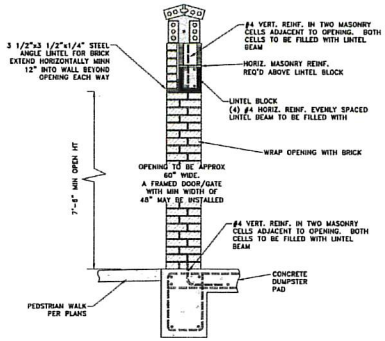
OAK CAPITAL, LLC
CONTACT: MR. CHRIS EATON
P.O. BOX 773
OCEAN SPRINGS, MISSISSIPPI 39566
eatonpropertiesllc@gmail.com



FULLY WELD AND GRIND SMOOTH ALL STEEL CONNECTIONS

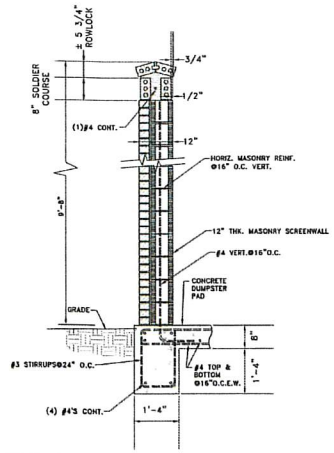
GATE ELEVATION

NOT TO SCALE



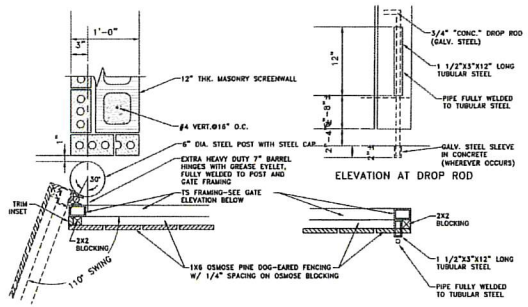
PEDESTRIAN ACCESS

NOT TO SCALE



BRICK SCREEN SECTION AT DUMPSTER

NOT TO SCALE



GATE, POST & HINGE DETAIL

NOT TO SCALE

MASONRY DUMPSTER ENCLOSURE DETAILS

NOT TO SCALE

WOOTEN ENGINEERING
CIVIL PLANNING + DESIGN
1249 Pencarro Blvd
Foley, Alabama 36535
(251) 269-8689
jww@wootenengg.com
www.wootenengg.com

JOSHUA WOOTEN
ENGINEER
PE 15166
STATE OF MISSISSIPPI

DRAWING DATA:

PROJECT NUMBER: WE21-16-031
DRAWING FILE: WE21-16_DETAILS.dwg
DATE: July 6, 2023
DRAWN BY: JWW

REVISIONS:

1	02/06/2023	UPDATED FOR MCLGD REVIEW
2	03/15/2023	CONSTRUCTION SET - REVISES ALL PREVIOUS SHEETS
3	04/07/2023	REVISED PER CLIENT REQUEST TO LOWER IMPORTED FILL VOLUMES

DUMPSTER PAD & ENCLOSURE DETAILS

THE BREAKERS APARTMENTS

14912 COOK ROAD
BILOXI, MISSISSIPPI

SHEET NUMBER:

C-10 OF 12

PROJECT SPECIFICATIONS:

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4. CITY OF STARKVILLE STANDARDS AND SPECIFICATIONS, CURRENT EDITION.
5. WOOTEN ENGINEERING, LLC PROJECT SPECIFICATIONS

PREPARED FOR:

OAK CAPITAL, LLC
CONTACT: MR. CHRIS EATON
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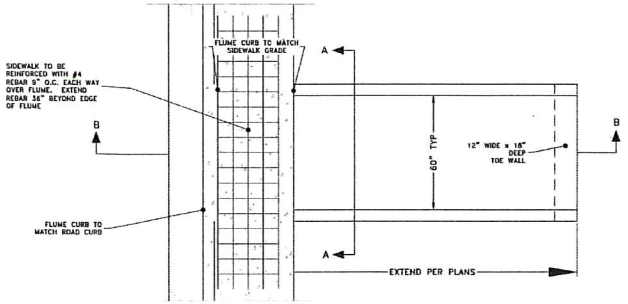
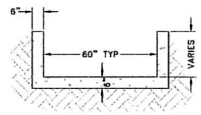
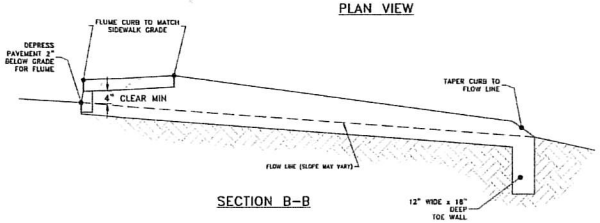


PLAN VIEW

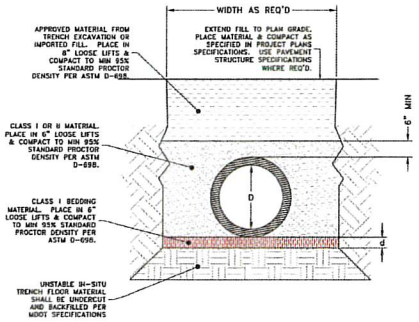


SECTION A–A



SECTION B–B

PAVED FLUME DETAIL
(NOT TO SCALE)



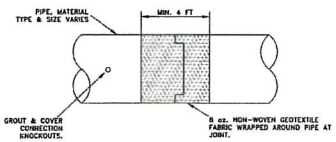
D (PIPE DIA OR ARCH HT)	d (MIN)
60" DIA OR LESS	6"
66" OR GREATER	8"

BEDDING DEPTH BELOW PIPE

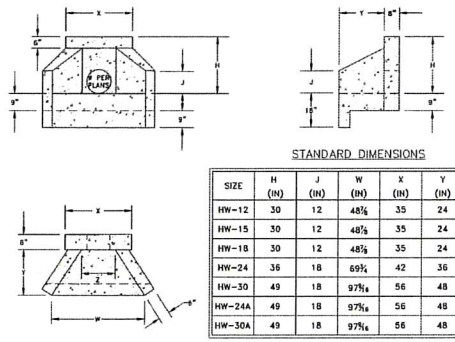
NOTES:

1. PIPES 48" OF INSIDE DIAMETER OR LESS SHALL BE LAID IN A TRENCH EXTENDING A MINIMUM OF 12" ABOVE THE TOP OF THE PIPE.
2. PIPES LARGER THAN 48" OF INSIDE DIAMETER, TRENCHING WILL BE REQUIRED TO ACHIEVE BEDDING DEPTH ONLY. BACKFILL AS REQUIRED PER PLANS AND SPECIFICATIONS.
3. SHAPE BEDDING TO ACCOMMODATE PIPE BELL WHERE APPLICABLE.
4. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO ENSURE THAT ADEQUATE COMPACTION IS ACHIEVED UNDER THE HAUNCH OF THE PIPE.
5. BACKFILL SHALL BE BROUGHT UP EVENLY ON BOTH SIDES OF THE PIPE ALONG ITS FULL LENGTH UNTIL THE TRENCH IS FILLED OR PAVEMENT SUBGRADE IS ACHIEVED.
6. FOUNDATION MAY BE STABILIZED W/ GEOTEXTILE TO MINIMIZE OVER-EXCAVATION.

PIPE TRENCH DETAIL
NOT TO SCALE



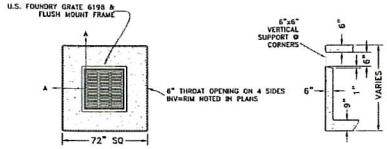
PIPE JOINT DETAIL
(BENEATH PAVEMENT ONLY)



STANDARD DIMENSIONS

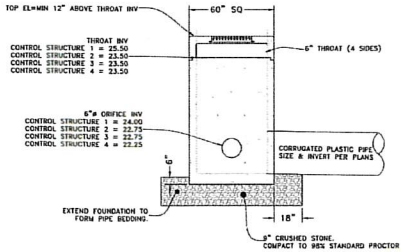
SIZE	H (IN)	J (IN)	W (IN)	X (IN)	Y (IN)	Z (IN)
HW-12	30	12	48⅞	35	24	21⅛
HW-15	30	12	48⅞	35	24	21⅛
HW-18	30	12	48⅞	35	24	21⅛
HW-24	36	18	69¾	42	36	28⅛
HW-30	49	18	97⅝	56	48	42⅛
HW-24A	49	18	97⅝	56	48	42⅛
HW-30A	49	18	97⅝	56	48	42⅛

PRECAST TYPE 'D' HEADWALL DETAIL
(NOT TO SCALE)

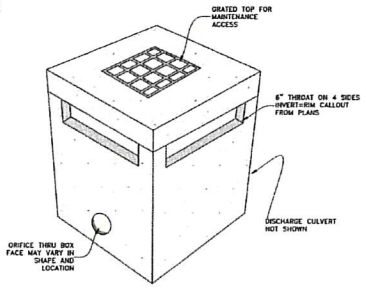


PLAN VIEW

SECTION A-A

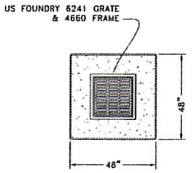


INSTALLATION DETAIL

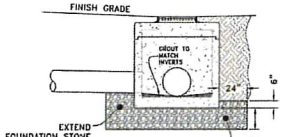


EXTERIOR ISOMETRIC

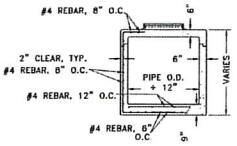
CONTROL STRUCTURE DETAILS
(NOT TO SCALE)



PLAN VIEW
NOT TO SCALE



TYPICAL INSTALLATION
NOT TO SCALE



ELEVATION VIEW
NOT TO SCALE

NOTES:

1. CONCRETE SHALL HAVE 28-DAY COMPRESSIVE STRENGTH OF 4000 psi PER ASTM C 39.
2. STEEL REINFORCEMENT SHALL BE DEFORMED, GRADE 60 STEEL.
3. ALL EXPOSED CORNERS SHALL BE CHAMFERED ¾".
4. ALL REBAR LAPS SHALL BE OF ADEQUATE LENGTH PER CURRENT ACI SPECIFICATIONS.
5. NO HEAT SHALL BE USED TO MAKE REBAR BENDS; MECHANICAL MEANS ONLY.
6. USE APPROPRIATE REBAR CHAIRS TO ACHIEVE 2" CLEAR SPACE FOR REINFORCING STEEL.
7. ALL CONSTRUCTION JOINTS SHALL BE TONGUE AND GROOVE WITH REBAR EXTENDED THROUGH A MINIMUM OF 18".
8. CONTRACTOR MAY SUBSTITUTE PRECAST STRUCTURES. SUBMIT SHOP DRAWINGS FOR ENGINEER'S APPROVAL PRIOR TO PURCHASE.

GRATE INLET / JUNCTION BOX DETAILS
(5x5 CATCH BASIN DEPICTED)

WOOTEN ENGINEERING
CIVIL PLANNING + DESIGN
1849 Pencarra Blvd
Foley, Alabama 36535
(251) 269-8689
jwww@wootenengcivil.com
www.wootenengcivil.com

JAMES W. WOOTEN
ENGINEER
PE 18105
STATE OF MISSISSIPPI

DRAWING DATA:

PROJECT NUMBER: WE21-16-031
DRAWING FILE: WE21-16_DETAILS.dwg
DATE: July 6, 2023
DRAWN BY: JWW

REVISIONS:

1	07/06/2023	UPDATED PER MCSD REVIEW
2	05/19/2023	CONSTRUCTION SET - DISCARD ALL PREVIOUS PLAN SETS
3	04/28/2023	REVISED PER CLIENT REQUEST TO LOWER IMPORTED FILL VOLUMES

DRAINAGE DETAILS

THE BREAKERS APARTMENTS
14912 COOK ROAD
BILOXI, MISSISSIPPI

SHEET NUMBER:

C-11 OF 12

PROJECT SPECIFICATIONS:

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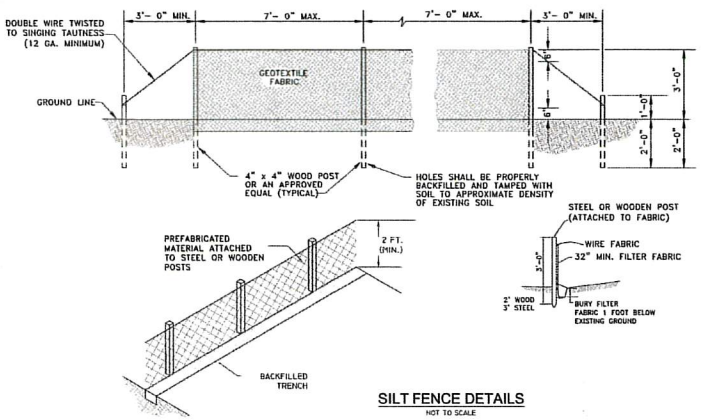
4. CITY OF STARKVILLE STANDARDS AND SPECIFICATIONS, CURRENT EDITION.
5. WOOTEN ENGINEERING, LLC PROJECT SPECIFICATIONS

PREPARED FOR:

OAK CAPITAL, LLC
CONTACT: MR. CHRIS EATON
P.O. BOX 773
OCEAN SPRINGS, MISSISSIPPI 39566
eatonpropertiesllc@gmail.com

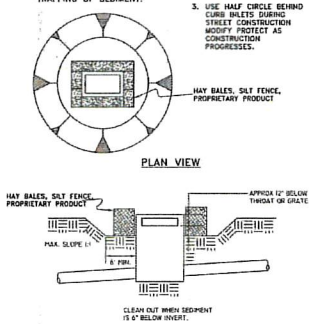


SILT FENCE DETAILS
NOT TO SCALE

CIRCULAR SHAPE IS NOT ESSENTIAL VARY SHAPE TO FIT DRAINAGE AREA AND TERRAIN. OBSERVE TO CHECK TRAP EFFICIENCY AND MODIFY AS NECESSARY TO INSURE SATISFACTORY TRAPPING OF SEDIMENT.

NOTES:

1. PROTECT INLETS DURING CONSTRUCTION.
2. KEEP SEDIMENT OUT OF THE STORM DRAINAGE SYSTEM.
3. USE HALF CIRCLE BEHIND CURB INLETS DURING STREET CONSTRUCTION MODIFY PROTECT AS CONSTRUCTION PROGRESSES.



PLAN VIEW

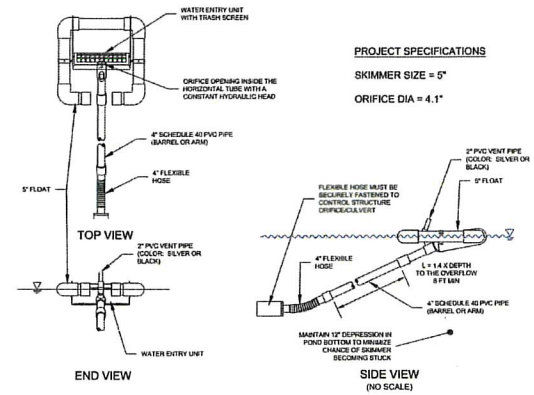
SIDE ELEVATION

TEMPORARY INLET PROTECTION
NOT TO SCALE

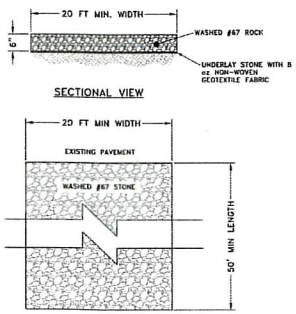
PROJECT SPECIFICATIONS

SKIMMER SIZE = 5"

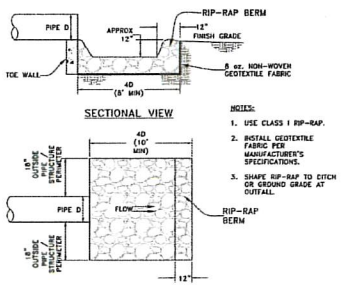
ORIFICE DIA = 4.1"



FAIRCLOTH SKIMMER DISCHARGE SYSTEM DETAILS
NOT TO SCALE



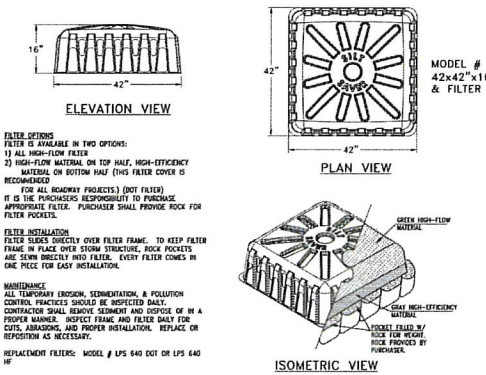
CONSTRUCTION EXIT PAD DETAIL
NOT TO SCALE



NOTES:

1. USE CLASS I RIP-RAP.
2. INSTALL GEOTEXTILE FABRIC PER MANUFACTURER'S SPECIFICATIONS.
3. SHAPE RIP-RAP TO DITCH OR GROUND GRADE AT OUTFALL.

RIP-RAP SPLASH PAD
NOT TO SCALE



MODEL # LPS 600A
42x42"x16" LOW PROFILE SQUARE FRAME
& FILTER ASSEMBLY

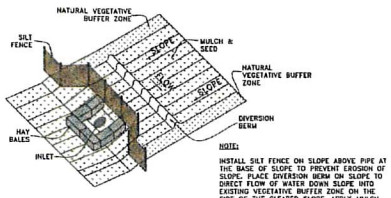
FILTER OPTIONS
FILTER IS AVAILABLE IN TWO OPTIONS:
1) ALL HIGH-FLOW FILTER
2) HIGH-FLOW MATERIAL ON TOP HALF, HIGH-EFFICIENCY MATERIAL ON BOTTOM HALF (THIS FILTER COVER IS RECOMMENDED FOR ALL ROADWAY PROJECTS.) (DOT FILTER)
IT IS THE PURCHASERS RESPONSIBILITY TO PURCHASE APPROPRIATE FILTER. PURCHASER SHALL PROVIDE ROCK FOR FILTER POCKETS.

FILTER INSTALLATION
FILTER SLIDES DIRECTLY OVER FILTER FRAME. TO KEEP FILTER FRAME IN PLACE OVER STORM STRUCTURE, ROCK POCKETS ARE SEWN DIRECTLY INTO FILTER. EVERY FILTER COMES IN ONE PIECE FOR EASY INSTALLATION.

MAINTENANCE
ALL TEMPORARY EROSION, SEDIMENTATION, & POLLUTION CONTROL PRACTICES SHOULD BE INSPECTED DAILY. CONTRACTOR SHALL REMOVE SEDIMENT AND DISPOSE OF IN A PROPER MANNER. INSPECT FRAME AND FILTER DAILY FOR CUTS, ABRASIONS, AND PROPER INSTALLATION. REPLACE OR REPOSITION AS NECESSARY.

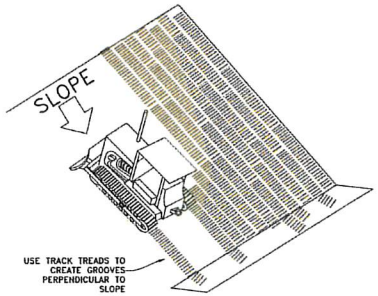
REPLACEMENT FILTERS: MODEL # LPS 640 DOT OR LPS 640 HF

GRATE / DROP INLET PROTECTION DETAIL
NOT TO SCALE

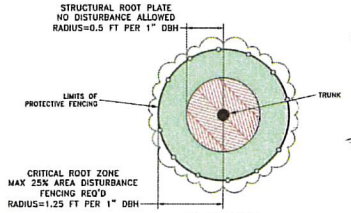


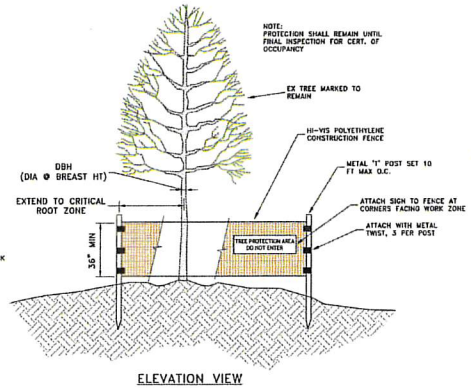
NOTE:
INSTALL SILT FENCE ON SLOPE ABOVE PIPE AT THE BASE OF SLOPE TO PREVENT EROSION OF SLOPE. PLACE DIVERSION BERM ON SLOPE TO DIRECT FLOW OF WATER DOWN SLOPE INTO EXISTING VEGETATIVE BUFFER ZONE ON THE SIDE OF THE CLEARED SLOPE. APPLY MULCH AND SEED TO ALL EXPOSED SOIL.

UPSTREAM INLET PROTECTION DETAIL
NOT TO SCALE



SLOPE ROUGHENING
NOT TO SCALE





TREE PROTECTION DETAIL
NOT TO SCALE

WOOTEN ENGINEERING
CIVIL PLANNING + DESIGN
1249 Pencarro Blvd
Foley, Alabama 36535
(251) 269-8689
jww@wootenengineering.com
www.wootenengineering.com

JASON W. WOOTEN
REGISTERED PROFESSIONAL ENGINEER
ENGINEER
PE 18106
STATE OF MISSISSIPPI

DRAWING DATA:

PROJECT NUMBER: WE21-16-031
DRAWING FILE: WE21-16_DETAILS.dwg
DATE: July 6, 2023
DRAWN BY: JWW

REVISIONS:

1	02/06/2023	UPDATED PER NCSD REVIEW
2	02/15/2023	CONSTRUCTION SET - DISCARD ALL PREVIOUS PLAN SETS
3	04/25/2023	REVISED PER CLIENT REQUEST TO LOWER IMPORTED FILL VOLUMES

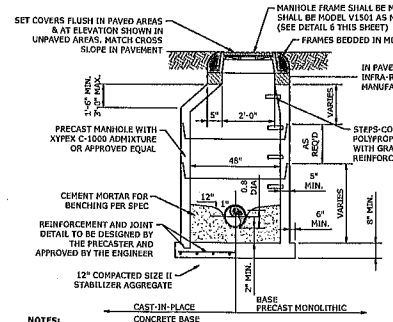
EROSION CONTROL DETAILS

THE BREAKERS APARTMENTS

14912 COOK ROAD
BILOXI, MISSISSIPPI

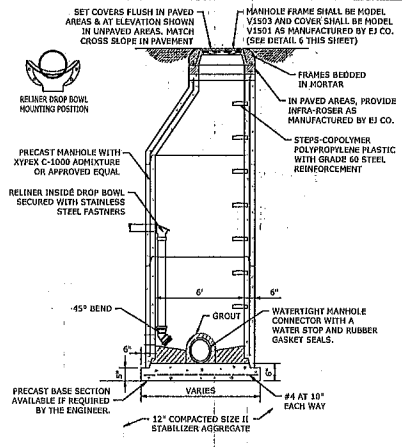
SHEET NUMBER:

C-12 OF 12

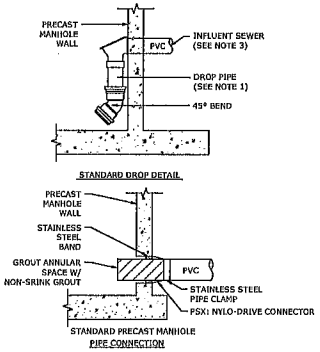


NOTES:
1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 18", MANHOLE DIAMETER FOR SEWERS GREATER THAN 18" SHALL BE AS APPROVED BY WJCUD.
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. APPROVED CONCENTRIC CONE DESIGN MAY BE USED AS AN ALTERNATIVE.

1 D1.01 PRECAST CONCRETE MANHOLE DETAILS
SCALE: NOT TO SCALE

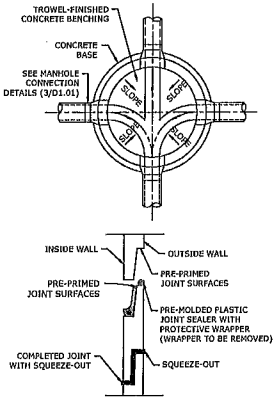


2 D1.01 DROP SEWER MANHOLE
SCALE: NOT TO SCALE

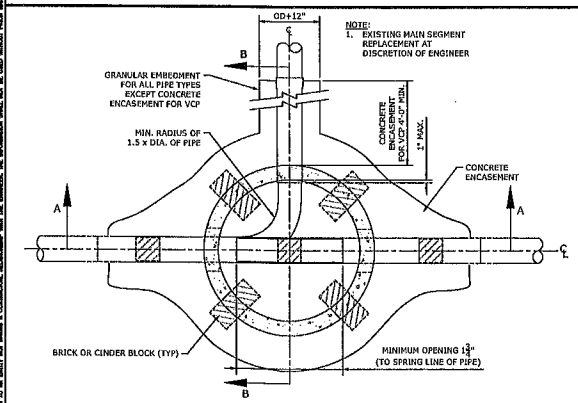


NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE ENGINEER MAY APPROVE ALTERNATE WATER TIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT.

3 D1.01 MANHOLE CONNECTION DETAILS
SCALE: NOT TO SCALE

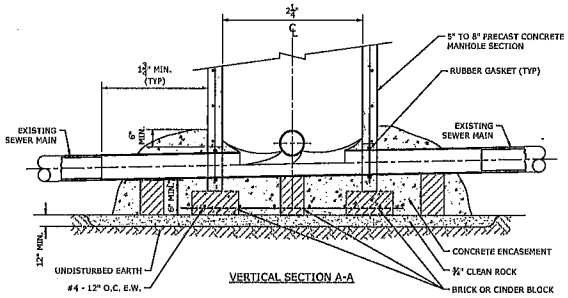


4 D1.01 PRECAST CONC. MANHOLE DETAILS
SCALE: NOT TO SCALE

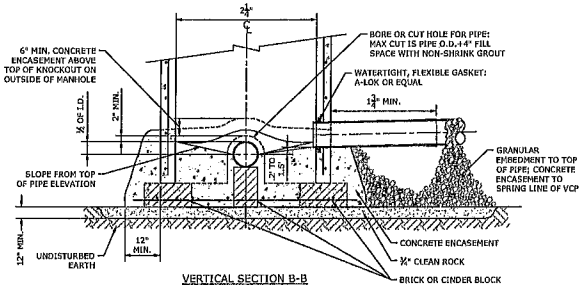


NOTE:
1. EXISTING MAIN SEGMENT REPLACEMENT AT DISCRETION OF ENGINEER

HORIZONTAL SECTION



VERTICAL SECTION A-A



VERTICAL SECTION B-B

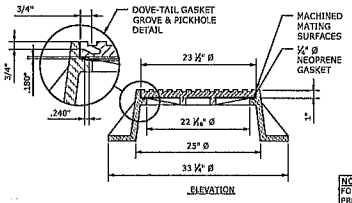
5 D1.01 DOGHOUSE MANHOLE DETAIL
SCALE: NOT TO SCALE

PLAN

MANHOLE FRAME SHALL BE MODEL V1503 AND COVER SHALL BE MODEL V1501 AS MANUFACTURED BY EJ CO.

2-NON PENETRATING PICK HOLES

MANHOLE LIDS SHALL BE EJ CO. TYPE 2, GASKETED SELF-SEALING WATERTIGHT LIDS.



ELEVATION

NOTE:
FOR MANHOLES RECEIVING PRESSURE SEWER MANHOLE FRAME AND COVER SHALL BE TRAFFIC RATED COMPOSITE EQUIVALENT TO THE MODELS LISTED IN THIS DETAIL.

6 D1.01 STANDARD MANHOLE FRAME AND COVER
SCALE: NOT TO SCALE

DATE	DESCRIPTION	BY	APVD
03/13/23	ISSUED PER COMMENTS FROM WJCUD	JGP	GWK
05/04/23	ISSUED PER COMMENTS FROM WJCUD	JGP	GWK

Rev. no. 0

WEST JACKSON COUNTY UTILITY DISTRICT
7312 Rose Farm Road
Ocean Springs, Mississippi 39564
Phone: (228) 872-5585

WEST JACKSON COUNTY UTILITY DISTRICT
STANDARD DETAILS

SEWER DETAILS

SCALE: AS NOTED
JOB NO.: 0225.17.005
DATE: MAY 7, 2021
DRAWN BY: GWK
CHK'D BY: GWK
CHK.: GWK
APVD.: GWK

D1.01

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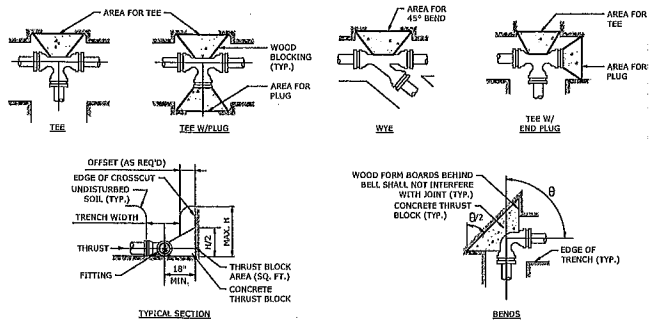
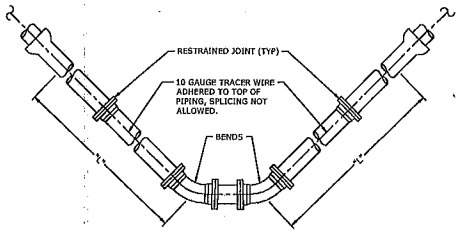


SCHEDULE FOR THRUST BLOCK AREAS								
PIPE SIZE (INCHES)	90 BEND (SQ FT)	45 BEND (SQ FT)	22-1/2 BEND (SQ FT)	11-1/4 BEND (SQ FT)	TEE & PLUG (SQ FT)	CROSS (SQ FT)	WYE (SQ FT)	DESIGN PRESS (PSI)
4								100 / 150
6	3.5 / 5.3	1.9 / 2.9	1.0 / 1.5	1.0	2.5 / 3.7	5.3	2.9	100 / 150
8	6.1 / 9.1	3.3 / 4.9	1.7 / 2.5	1.0	4.3 / 6.4	9.1	4.9	100 / 150
10	9.1 / 13.7	4.9 / 7.4	2.5 / 3.8	1.3 / 1.9	6.5 / 9.7	13.7	7.4	100 / 150
12	12.6 / 19.4	7.0 / 10.5	3.6 / 5.3	1.8 / 2.7	9.1 / 13.7	19.4	10.5	100 / 150
16	21.0	11.4	5.8	2.9	14.5			100 / 150
18								100 / 150
20	34.5	18.7	9.5	4.8	24.4			100 / 150
24								100 / 150

NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF 1,500 LBS. PER SQ. FT. SOIL RESTRAINT BEARING. (1,500 MIN) SEE NOTE 4

NOTES:
1. THRUST BLOCK BEARING AREAS SHALL BE POURED AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE ALL LOOSE MATERIAL AND EXTEND TO UNDISTURBED MATERIAL.
2. EXTEND THRUST BLOCK FULL LENGTH OF FITTINGS. JOINTS SHALL NOT BE COVERED BY THRUST BLOCKS. FITTINGS SHALL BE PROTECTED BY POLYETHYLENE FILM (8 MIL.) PRIOR TO PLACING CONCRETE THRUST BLOCK.
3. ROUGH BLOCKING FORMS SHALL BE USED ALONG SIDES OF THRUST BLOCKS, AS REQUIRED.
4. THRUST BLOCKS SHALL BE USED IN COMBINATION, AS REQUIRED, TO SUITE THE SPECIFIC FITTING ARRANGEMENT.
5. ALTERNATE DESIGNED RESTRAINING SYSTEMS SHALL BE PROVIDED WHERE STANDARD THRUST BLOCKING IS NOT SUITABLE AND/OR SOIL RESISTANCE BEARING IS LESS THAN 1500 PSF.
6. ALL WOOD BLOCKING SHALL BE PRESSURE TREATED WITH PRESERVATIVE.
7. ENSURE JOINTS/RESTRAINTS ARE NOT OBSTRUCTED BY CONCRETE BY USING VISQUEEN WRAP OR OTHER ENGINEER APPROVED METHOD.

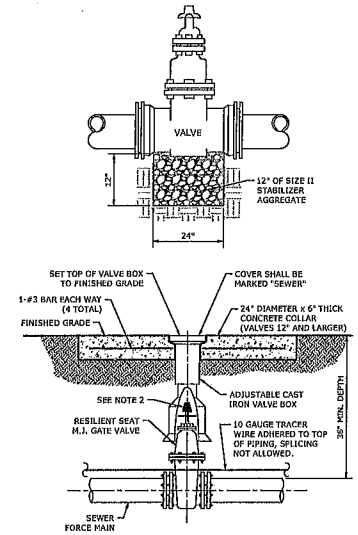
1 D1.02 SEWER MAIN CROSSING / SEPARATION DETAIL
SCALE: NOT TO SCALE



PIPE DIAMETER	"L" FOR 11 1/4° BEND	"L" FOR 22 1/2° BEND	"L" FOR 45° BEND
4"		16'	22'
6"	18'	18'	24'
8"	20'	20'	30'
10"/12"	30'	30'	45'

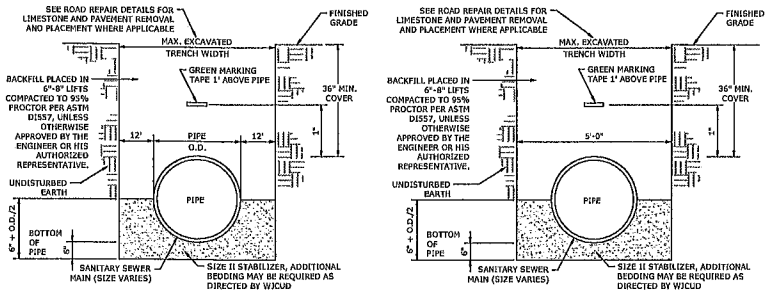
NOTES:
1. RESTRAINED JOINT PIPE SHALL BE USED AT ALL FITTINGS.
2. THE LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND SHALL NOT BE LESS THAN THE "L" DISTANCES GIVEN ABOVE.
3. GREEN LOCATOR TAPE TO BE INSTALLED 12" ABOVE PIPE.
4. ALL PIPE IN CASINGS SHALL BE RESTRAINED, BUT PIPE LENGTHS IN CASING SHALL NOT APPLY TOWARD REQUIRED RESTRAINED LENGTHS FOR ADJACENT BENDS.
5. FOR BENDS IN THE VERTICAL PLANE INCREASE THE "L" DISTANCE BY A FACTOR OF 1.75.

2 D1.02 RESTRAINED JOINT AT BEND DETAIL
SCALE: NOT TO SCALE



NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.
3. DEPENDING ON DEPTH, A 90° OPERATOR MAY BE REQUIRED.

3 D1.02 SANITARY SEWER FORCE MAIN GATE VALVE AND BOX DETAIL
SCALE: NOT TO SCALE

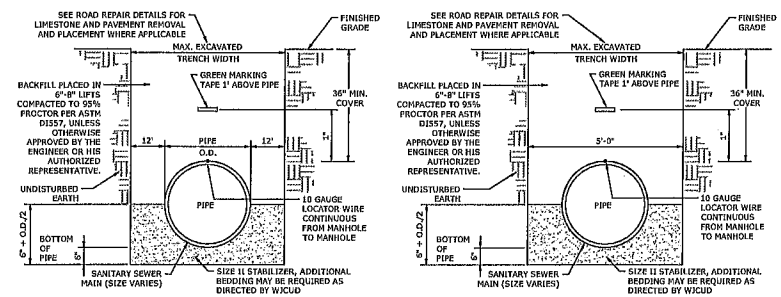


SEWER PIPE PLACEMENT DETAIL - UP TO 4' DEPTH

SEWER PIPE PLACEMENT DETAIL - GREATER THAN 4' DEPTH

SEWER PIPE PLACEMENT NOTES:
1. SANITARY SEWER PIPE SHALL BE PVC OR DUCTILE IRON (D.I.) IN ACCORDANCE WITH THE SPECIFICATION. LOCATION FOR INSTALLATION OF PVC OR D.I. PIPE SHALL BE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
2. SANITARY SEWER PIPE SHALL BE BURIED IN ACCORDANCE WITH THE PIPE MANUFACTURER'S WRITTEN MINIMUM COVER REQUIREMENTS, BUT COVER SHALL BE A MINIMUM OF 36".
3. BACKFILL MATERIAL SHALL BE PLACED ON BOTH SIDES OF PIPE SIMULTANEOUSLY DURING BACKFILLING OPERATIONS TO PREVENT SHIFTING OR DAMAGE TO PIPE.
4. IF EXISTING MATERIAL IS UNSUITABLE FOR BACKFILL, SELECT BACKFILL MATERIAL SHALL BE USED. APPROVED PLACEMENT OF SELECT BACKFILL SHALL BE PAID AT THE CONTRACT UNIT PRICE BID.
5. "MAXIMUM EXCAVATED TRENCH WIDTH" REFERS TO THE MAXIMUM WIDTH THAT WILL BE USED FOR COMPUTATION OF APPLICABLE PAY ITEMS FOR BEDDING, BORROW FOR BACKFILL, LIMESTONE, OR PAVING. THE CONTRACTOR MAY EXCAVATE A WIDER TRENCH AT HIS OWN EXPENSE AS LONG AS THE TRENCH REMAINS WITHIN THE LIMITS OF CITY R.O.W., PROPERTY OR EASEMENT AND THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE APPROVES THE DIMENSIONS OF THE WIDER TRENCH.

4 D1.02 GRAVITY SEWER PIPE PLACEMENT DETAILS
SCALE: NOT TO SCALE



SEWER PIPE PLACEMENT DETAIL - UP TO 4' DEPTH

SEWER PIPE PLACEMENT DETAIL - GREATER THAN 4' DEPTH

SEWER PIPE PLACEMENT NOTES:
1. SANITARY SEWER PIPE SHALL BE PVC OR DUCTILE IRON (D.I.) IN ACCORDANCE WITH THE SPECIFICATION. LOCATION FOR INSTALLATION OF PVC OR D.I. PIPE SHALL BE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
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5 D1.07 PRESSURE SEWER PIPE PLACEMENT DETAILS
SCALE: NOT TO SCALE

Rev. No. 0

DATE	DESCRIPTION	BY	APVD
03/15/23	ISSUED PER COMMENTS FROM WJCUD	JGP	GWK
05/04/23	ISSUED PER COMMENTS FROM WJCUD	JGP	GWK

WEST JACKSON COUNTY UTILITY DISTRICT
7312 Rose Farm Road
Ocean Springs, Mississippi 39564
Phone: (228) 872-5585

WEST JACKSON COUNTY UTILITY DISTRICT
STANDARD DETAILS

SEWER DETAILS

SCALE: AS NOTED
JOB NO.: 0225.17.006
DATE: MAY 04, 2021
DWG.: 1
DWG. BY: JGP
CHK.: GWK
APVD.: GWK

D1.02

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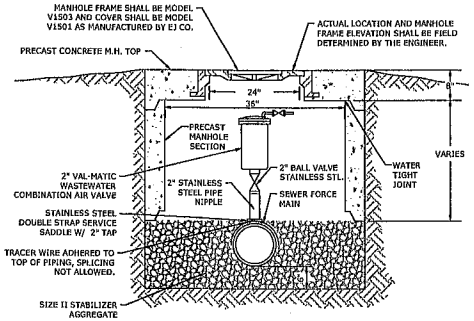
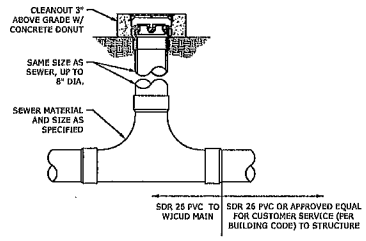
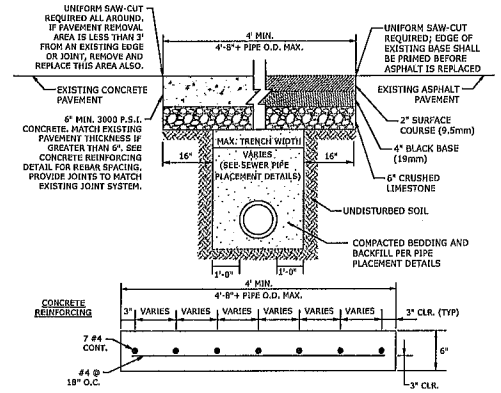


NOTE:
1. VALVE VAULT SHALL BE MODIFIED TO TRAFFIC-RATED VAULT WITH INFRA-RISER WHEN INSTALLED IN ROADWAY.

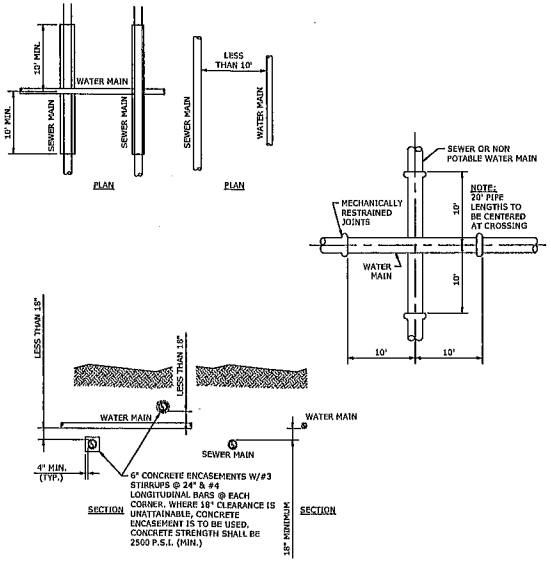
1 / D1.03 FORCE MAIN AIR RELEASE VALVE
SCALE: NOT TO SCALE



2 / D1.03 TWO-WAY CLEANOUT
SCALE: NOT TO SCALE



3 / D1.03 STREET REPAIR OF OPEN CUT
SCALE: NOT TO SCALE



4 / D1.03 SEWER MAIN CROSSING / SEPARATION DETAIL
SCALE: NOT TO SCALE

DATE	DESCRIPTION	BY	APVD
05/04/23	ISSUED PER COMMENTS FROM WJCUD	JGP	GWK

WEST JACKSON COUNTY UTILITY DISTRICT
7312 Rose Farm Road
Ocean Springs, Mississippi 39564
Phone: (228) 872-5585

WEST JACKSON COUNTY UTILITY DISTRICT
STANDARD DETAILS

SEWER DETAILS

SCALE: AS NOTED
JOB NO.: 0225.17.006
DATE: MAY 2021
DSGN.: GWK
DWG. BY: JGP
CHK.: GWK
APVD.: GWK

VERIFY SCALES
PRINT ONE INCH ON THIS LINE TO VERIFY THE ORIGINAL DRAWING SCALE

D1.03

Rev. No. 0

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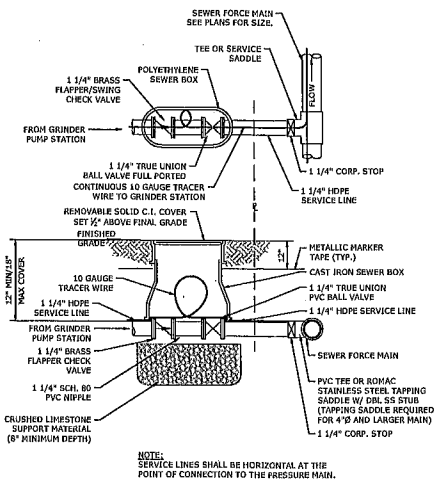
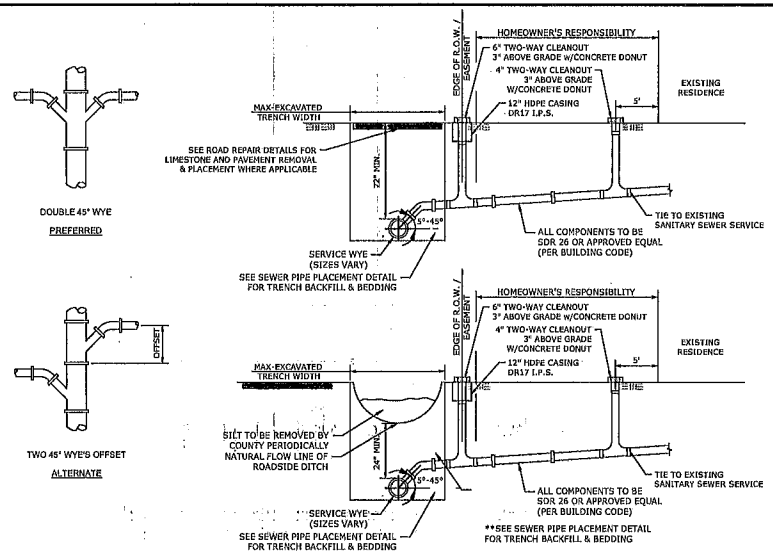
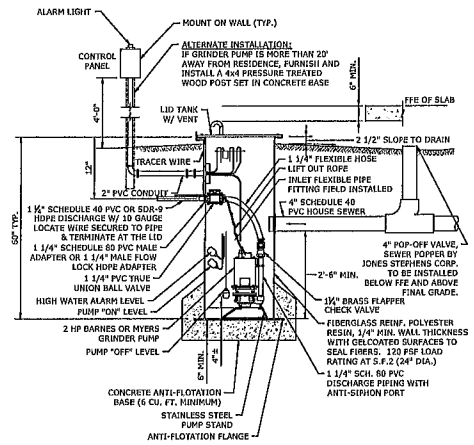


NOTE:
SERVICE LINES SHALL BE HORIZONTAL AT THE POINT OF CONNECTION TO THE PRESSURE MAIN.

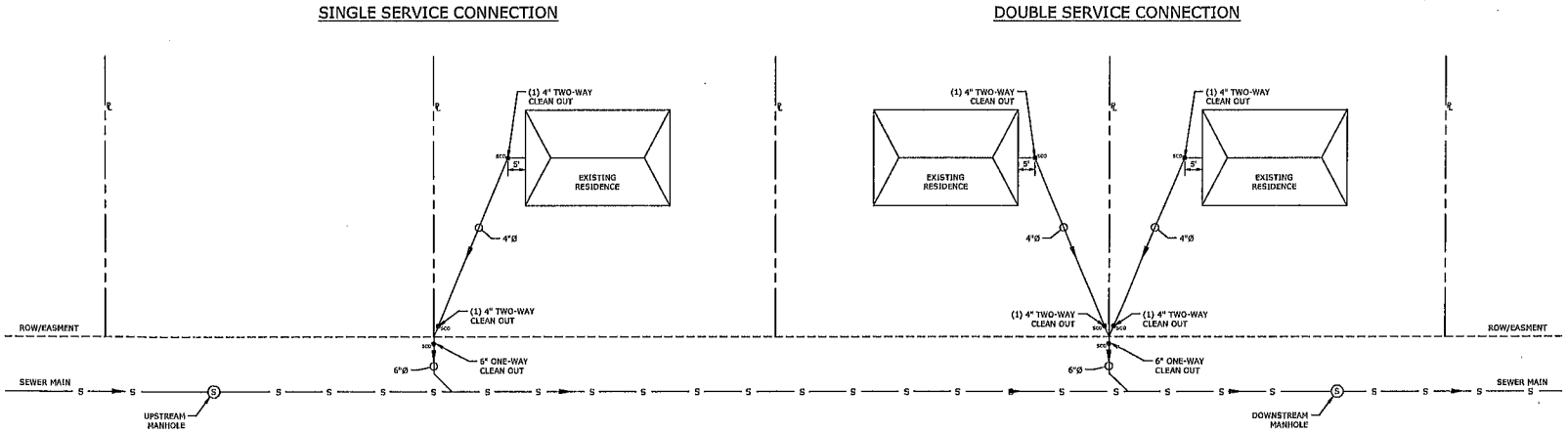
1 / D1.04 SERVICE LINE CONNECTION DETAIL
SCALE: NOT TO SCALE



2 / D1.04 SANITARY SEWER CONNECTION
SCALE: NOT TO SCALE



3 / D1.04 TYPICAL GRINDER PUMP INSTALLATION
SCALE: NOT TO SCALE



4 / D1.04 TYPICAL SITE PLAN FOR SANITARY SEWER CONNECTION INSTALLATION
SCALE: NOT TO SCALE

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7312 Rose Farm Road
Ocean Springs, Mississippi 39564
Phone: (228) 872-5585

WEST JACKSON COUNTY UTILITY DISTRICT
STANDARD DETAILS

SEWER DETAILS

SCALE: AS NOTED
JOB NO.: 0225.17.006
DATE: MAY 2021
DSGN.: GWK
DWG. BY: JGP
CHK.: GWK
APVD.: GWK

VERIFY SCALES
BAR IS 3" ON ORIGINAL DRAWING
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D1.04

Rev. No. 0

Date	Description	By	Apvd
10/24/22	ISSUED PER COMMENTS FROM WJCUD	JGP	GWK
03/15/23	ISSUED PER COMMENTS FROM WJCUD	JGP	GWK

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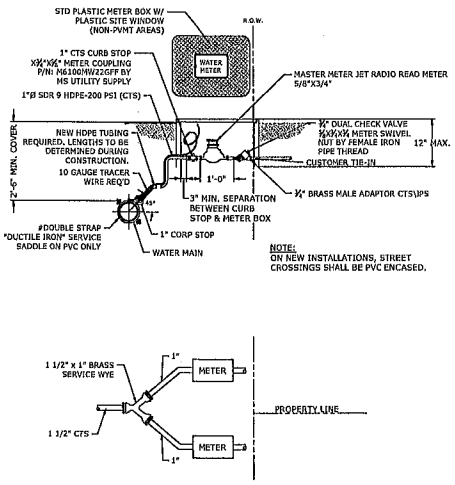
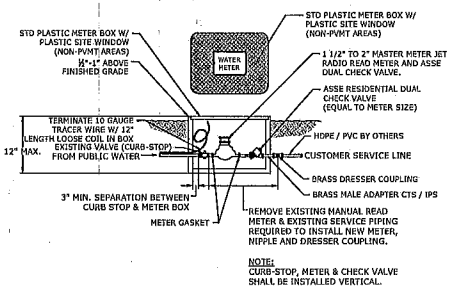
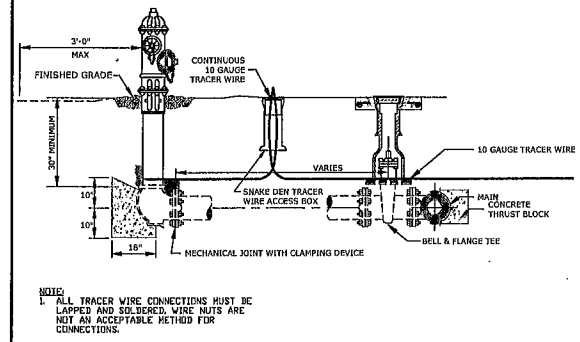


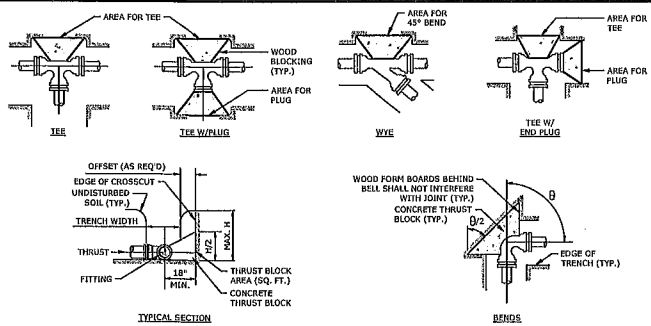
1 D2.01 DUAL SERVICE DETAIL
SCALE: NTS



NEW RADIO READ METER INSTALLATION FOR 1 1/2" AND 2" METERS
2 D2.01 SCALE: NTS



3 D2.01 TYPICAL TRACER WIRE DETAIL
SCALE: NTS



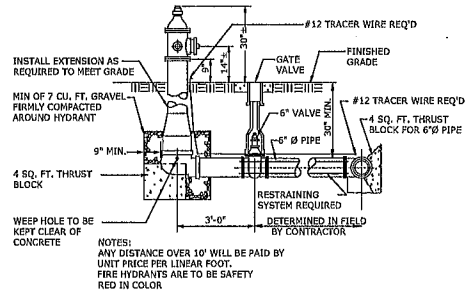
SCHEDULE FOR THRUST BLOCK AREAS

PIPE SIZE (INCHES)	90 BEND (SQ FT)	45 BEND (SQ FT)	22-1/2 BEND (SQ FT)	11-1/4 BEND (SQ FT)	TEE & PLUG (SQ FT)	CROSS (SQ FT)	WYE (SQ FT)	DESIGN PRESS (PSI)
4								100 / 150
6	3.5 / 5.3	1.9 / 2.9	1.0 / 1.5	1.0	2.5 / 3.7	3.3	2.9	100 / 150
8	6.1 / 9.1	3.3 / 4.9	1.7 / 2.5	1.0	4.3 / 6.4	9.1	4.9	100 / 150
10	9.1 / 13.7	4.9 / 7.4	2.5 / 3.8	1.3 / 1.9	6.5 / 9.7	13.7	7.4	100 / 150
12	12.9 / 19.4	7.0 / 10.5	3.6 / 5.3	1.8 / 2.7	9.1 / 13.7	19.4	10.5	100 / 150
16	21.0	11.4	5.8	2.9	14.9			100 / 150
18								100 / 150
20	34.5	18.7	9.5	4.8	24.4			100 / 150
24								100 / 150

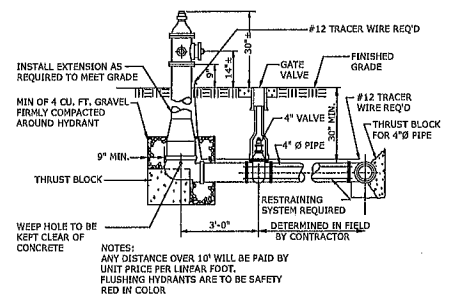
NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF 1,500 LBS. PER SQ. FT. SOIL RESTRAINT BEARING. (1,500 MIN) SEE NOTE 4

NOTES:
1. THRUST BLOCK BEARING AREAS SHALL BE POURED AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE ALL LOOSE MATERIAL AND EXTEND TO UNDISTURBED MATERIAL.
2. EXTEND THRUST BLOCK FULL LENGTH OF FITTINGS. JOINTS SHALL NOT BE COVERED BY THRUST BLOCKS. FITTINGS SHALL BE PROTECTED BY POLYETHYLENE FILM (8 MIL.) PRIOR TO PLACING CONCRETE THRUST BLOCK.
3. ROUGH BLOCKING FORMS SHALL BE USED ALONG SIDES OF THRUST BLOCKS, AS REQUIRED.
4. THRUST BLOCKS SHALL BE USED IN COMBINATION, AS REQUIRED, TO SUITE THE SPECIFIC FITTING ARRANGEMENT.
5. ALTERNATE DESIGNED RESTRAINING SYSTEMS SHALL BE PROVIDED WHERE STANDARD THRUST BLOCKING IS NOT SUITABLE AND/OR SOIL RESISTANCE BEARING IS LESS THAN 1500 PSF.
6. ALL WOOD BLOCKING SHALL BE PRESSURE TREATED WITH PRESERVATIVE.
7. ENSURE JOINTS/RESTRAINTS ARE NOT OBSTRUCTED BY CONCRETE BY USING VISQUEEN WRAP OR OTHER ENGINEER APPROVED METHOD.

4 D2.01 THRUST BLOCK DETAIL
SCALE: NTS



5 D2.01 FIRE HYDRANT ASSEMBLY DETAIL
SCALE: NTS



6 D2.01 FLUSHING HYDRANT ASSEMBLY DETAIL
SCALE: NTS

Rev. No. 0

DATE	DESCRIPTION	BY	APV'D
10/24/22	ISSUED PER COMMENTS FROM WJCUD	JGP	GWK
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7312 Rose Farm Road
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Phone: (228) 872-5585

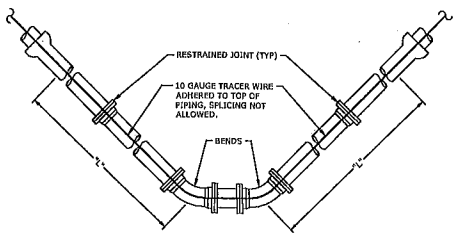
WEST JACKSON COUNTY UTILITY DISTRICT
STANDARD DETAILS

WATER DETAILS

SCALE: AS NOTED
JOB NO.: 0225.17.006
DATE: MAY 2021
DESIG.: GWK
DWG. BY: JGP
CHK.: GWK
APV'D.: GWK

VERIFY SCALES
BAR IS 1" ON ORIGINAL DRAWING. IF NOT THE SAME AS THIS BAR, ADJUST SCALES ACCORDINGLY.

D2.01

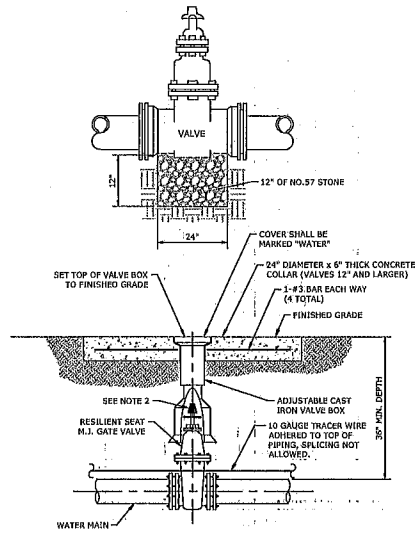


PIPE DIAMETER	"L" FOR 11 1/4° BEND	"L" FOR 22 1/2° BEND	"L" FOR 45° BEND
4"	16'	16'	22'
6"	18"	18"	24'
8"	20'	20'	30'
10"/12"	30'	30'	45'

NOTES:

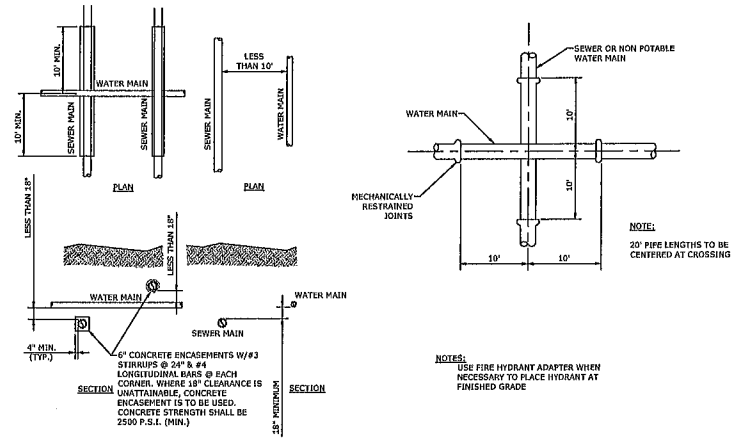
1. RESTRAINED JOINT PIPE SHALL BE USED AT ALL FITTINGS.
2. THE LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND SHALL NOT BE LESS THAN THE "L" DISTANCES GIVEN ABOVE.
3. GREEN LOCATOR TAPE TO BE INSTALLED 12" ABOVE PIPE.
4. ALL PIPE IN CASINGS SHALL BE RESTRAINED, BUT PIPE LENGTHS IN CASING SHALL NOT APPLY TOWARD REQUIRED RESTRAINED LENGTHS FOR ADJACENT BENDS.
5. FOR BENDS IN THE VERTICAL PLANE INCREASE THE "L" DISTANCE BY A FACTOR OF 1.75.

1 D2.02 RESTRAINED JOINT AT BEND DETAIL
SCALE: NOT TO SCALE



NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.
3. DEPENDING ON DEPTH, A 90° OPERATOR MAY BE REQUIRED.

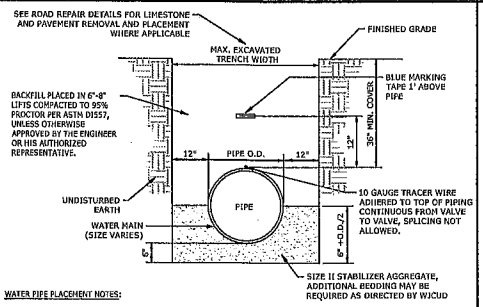
2 D2.02 WATER MAIN GATE VALVE AND BOX DETAIL
SCALE: NOT TO SCALE



NOTE:
20' PIPE LENGTHS TO BE CENTERED AT CROSSING

NOTES:
USE FIRE HYDRANT ADAPTER WHEN NECESSARY TO PLACE HYDRANT AT FINISHED GRADE

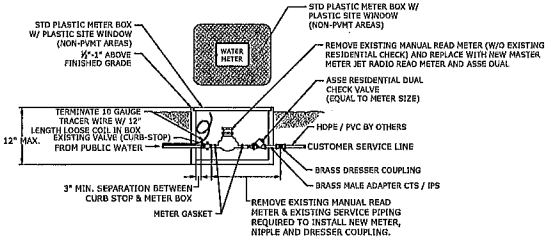
3 D2.02 WATER MAIN CROSSING / SEPARATION DETAIL
SCALE: NOT TO SCALE



WATER PIPE PLACEMENT NOTES:

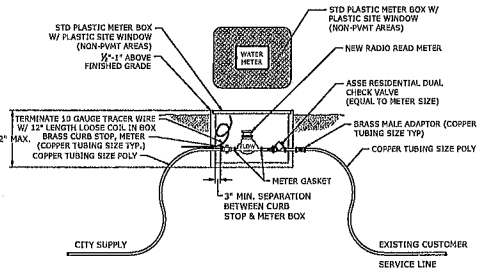
1. WATER PIPE SHALL BE PVC OR DUCTILE IRON (D.I.) IN ACCORDANCE WITH THE SPECIFICATION. LOCATION FOR INSTALLATION OF PVC OR D.I. PIPE SHALL BE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
2. BACKFILL MATERIAL SHALL BE PLACED ON BOTH SIDES OF PIPE SIMULTANEOUSLY DURING BACKFILLING OPERATIONS TO PREVENT SHIFTING OR DAMAGE TO PIPE.
3. THERE IS A SEPARATE PAY ITEM FOR PIPE BEDDING; HOWEVER, MATERIAL USED FOR BEDDING OF PIPE SHALL BE THE SAME MATERIAL APPROVED FOR USE AS IMPORTED FILL MATERIAL.
4. "MAXIMUM EXCAVATED TRENCH WIDTH" REFERS TO THE MAXIMUM WIDTH THAT WILL BE USED FOR COMPUTATION OF APPLICABLE PAY ITEMS FOR BEDDING, BORROW FOR BACKFILL, LIMESTONE, OR PAVING. THE CONTRACTOR MAY EXCAVATE A WIDER TRENCH AT HIS OWN EXPENSE AS LONG AS THE TRENCH REMAINS WITHIN THE LIMITS OF THE R.O.W., PROPERTY OR EASEMENT AND THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE APPROVES THE DIMENSIONS OF THE WIDER TRENCH.

4 D2.02 WATER PIPE PLACEMENT
SCALE: NOT TO SCALE



NOTE:
CURB-STOP, METER & CHECK VALVE SHALL BE INSTALLED VERTICAL.

5 D2.02 NEW RADIO READ METER INSTALLATION AT EXISTING MANUAL READ SERVICE
SCALE: NTS



NOTE:
CONFIRM WITH CUSTOMER THAT A PRESSURE RELIEF VALVE MAY BE NECESSARY AT HOT WATER HEATER IF ONE DOES NOT EXIST.

6 D2.02 NEW RADIO READ METER INSTALLATION AT UNMETERED CUSTOMERS FOR SERVICE LINES LESS THAN OR EQUAL TO 36" IN DEPTH
SCALE: NTS

Rev. No. 0

DATE	DESCRIPTION	BY	APVD
03/15/23	ISSUED PER COMMENTS FROM WJCUD	JGP	GWK
05/04/23	ISSUED PER COMMENTS FROM WJCUD	JGP	GWK

WEST JACKSON COUNTY UTILITY DISTRICT
7312 Rose Farm Road
Ocean Springs, Mississippi 39564
Phone: (228) 872-5585

WEST JACKSON COUNTY UTILITY DISTRICT
STANDARD DETAILS

WATER DETAILS

SCALE: AS NOTED
JOB NO.: 0225.17.005
DATE: MAY 2021
DRN.: JGP
DWG. BY: JGP
CHK.: GWK
APVD.: GWK

VERIFY SCALES
BAR IS 3" ON ORIGINAL DRAWING IF NOT 3" THEN SCALE ACCORDINGLY.

D2.02

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